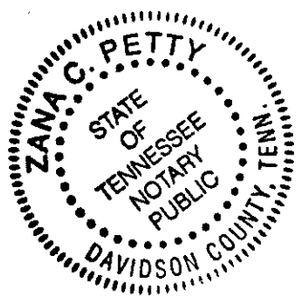
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Venus Stalnaker	SunTrust Mortgage, Inc.	Parcel ID:
1840 Kaylee Drive	401 Commerce Street, Suite 6100	098060B03500CO
Hermitage, TN 37076	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Frank Batson Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Venus Stalnaker, married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit A of Lot 69D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Bridgewater Hermitage, LLC, of record in Instrument 20070926-0114631, said Register's Office, dated September 25, 2007.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Instrument 20051122-0141076, Instrument 20051104-0133897, and Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office, (3) Utility Easement to T.V.A. of record in Book 1291, page 99, said Register's Office; (4) Maintenance Agreement of record in Instrument 200510240128043, said Register's Office; (4) Storm Water Easement of record in Instrument 200502220019150, said Register's Office; (5) Easement to Metropolitan Government of record in Instrument 200601200008000, said Register's Office; (6) Restrictive Covenants and By-Laws of record in Instrument 200510240128043, Instrument 200511220141076, and Instrument 200610040122802, said Register's Office; and (7) Charter for Homeowner's Association of record in Instrument 200602230021110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1314 Waxwing Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of June, 2009.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

BILL GARRETT, Davidson County
Trans:T20090043190 DEEDWARR
Recvd: 06/29/09 11:40 2 pgs
Fees:13.00 Taxes:976.43

20090629-0060121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank C. Batson as such President.

Witness my hand and official seal this 26th day of June, 2009.

My Commission Expires: 11-22-10

Notary Public

