THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29156-11-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $124,000.00. Affiant Subscribed and sworn to before me this 12th day of November, 2009. Notary Public My Commission Expires: 10/23/13

WARRANTY DEED

Address New Owner: W. Frank Breeden, Terri L. Breeden 2040 Nashboro Boulevard Nashville, TN 37217	**Send Tax Bills To:** Same Owner	**Tax Information:** Map and Parcel No.: 135120B06000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert B. Batson and wife, Lauwana A. Batson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terri Breeden and W. Frank Breeden, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2040 Nashboro Boulevard, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090078570 DEEDWARR
Recvd: 11/18/09 15:16 4 pgs
Fees:23.00 Taxes:458.80
20091118-0106276

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of November, 2009.

Robert B. Batson

Lauwana A. Batson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert B. Batson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lauwana A. Batson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 60 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, as of record in Plat Book 11700, pages 49 and 50, which amends the plan in Book 4660, page 156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert B. Batson and wife, Lauwana A. Batson by deed dated 04/15/2002 from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20020429-0052427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
3. State and County taxes for the year 2010, a lien, but not yet due and payable. Map and Parcel No. 135120B06000CO.
4. Declaration of Covenants, Conditions and Restrictions for Nashboro Village of record in Book 4827, page 14, supplemented in Book 5469, page 840 and in Book 7751, page 907, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Declaration of Covenants, Conditions By-Laws and Restrictions for Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520, amended in Instrument No. 20000316-0027171, and Instrument No. 20050222-0018813 and consent to DCCR (Fairway Pointe Homeowners Association) in Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
6. Dedication of Open Space to Linkscorp, Inc. of record in Book 10110, page 854, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to Fairway Pointe Homeowners Association, Inc. (Tract 7) of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Fairway Pointe Homeowners Association, Inc. of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8870, page 887, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 4660, page 156, amended in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee.
11. All matters appearing on the Plan of record as Book 4460, page 149, Register's Office for Davidson County, Tennessee.
12. Electric Power Board Easement of record in Book 4815, page 425, Register's Office for Davidson County, Tennessee.
13. Easement for Golf Cart Path and Driving Range of record in Book 10110, page 854, Register's Office for Davidson County, Tennessee.
14. Overhead Line Easement of record in Book 11594, page 299, Register's Office for Davidson County, Tennessee.
15. Easement for cable television of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
16. Storm water detention agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
17. License to use Fitness Center of recorded in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
18. Judgment of Declaration of Taking in Book 4254, page 410, Register's Office for Davidson County, Tennessee.