79-7-52

1271 08/03 239.20- CHECK

BOOK 5476 PAGE 224

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

James M. Fischer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY 1979.

Elaine Heerdink
Notary Public

MY COMMISSION EXPIRES: 10-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK C. BATSON (NAME)	OWNER (NAME)	Map 96-16 / Parcels 127, 128, 129, 130, 134, 135, 136
5176 LEBANON ROAD (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map 108-4 / Parcels 18 + 19
MT. JULIET, TENNESSEE 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Map 97-13 / Parcel

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, JAMES M. FISCHER, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK C. BATSON AND WIFE, JUDY W. BATSON

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 Lots No. (s) 14, 15, 16, 17, 38, 39, 40, 41, 42 & 43 on the Plan of Section Two, Larchwood of record in Book 5200, pages 57, 58 and 59, Register's Office for said County, to which said plan reference is hereby made for a full and complete legal description of each lot.

BEING part of the same property conveyed to James M. Fischer, Jr. by deed from Cousins Properties of Tennessee, Inc., formerly Larchwood, Inc. of record in Book 5308, page 70, said Register's Office.

This conveyance is subject to easements, minimum building setback lines and conditions, as set forth on the Plan of record in Book 5200, pages 57, 58 and 59, said Register's Office, and Restrictive covenants of record in Book 5158, page 918, made applicable by deed of record in Book 5308, page 70, said Register's Office, and the terms and conditions of a certain agreement between James M. Fischer, Jr. and the Federal Housing Commissioner dated July 6, 1978 of record in Book 5307, page 744, said Register's Office.

Mary V. Fischer, wife of the above named, James M. Fischer, Jr., joins in the execution of this instrument for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

unimproved (XX) This is improved ( ) property, known as 5176 LEBANON ROAD (House Number) (Street) MT. JULIET, TN. (P. O. Address) 37122 (City or Town) (Postal Zip)

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 our hand s this 31st day of JULY, 1979

James M. Fischer
JAMES M. FISCHER, JR.

Mary V. Fischer
MARY V. FISCHER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. FISCHER JR. AND WIFE, MARY V. FISCHER

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of JULY 1979

Commission expires ~~11/7/79~~ 10-17-82

Elaine Kendall
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

L# 554,963-1
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM

JAMES M. FISCHER JR. AND WIFE

MARY V. FISCHER

TO

FRANK C. BATSON AND WIFE,

JUDY W. BATSON

F. 4 3 9 3 8

IDENTIF. REFERENCE

AUG 3 10 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

89500.00- CO
232.70 CO TX
.50 PRFEE
6.00 WDELD
CHECK 239.20-
1271A08/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 3 9 3 8

IDENTIF. REFERENCE T

AUG 3 10 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701858