BOOK 5556 PAGE 735

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, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1980

Elaine Hamblin
Notary Public

MY COMMISSION EXPIRES: 10-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas V. White, Attorney, First American Center, 26th Floor, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Batson Quality Homes (NAME)	Owner (NAME)	109-1
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 19, 20, 21
Mt. Juliet, Tennessee 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	96-16-125, 131, 126, 127, 132, 133

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. 12, 13, 18, 19, 20, 21, 22, 102, 103, and 104, of Plan in Section Two, Larchwood, of record in Book 5200, pages 207 and 208, 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, set forth on Plan of record in Book 5200, pages 207 and 208, said Register's Office and restrictive convenants of record in Book 5479, pages 443 through 450.

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

This is unimproved (XX) improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (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 14th day of January, 1980

James M. Fischer, Jr.

Mary V. Fischer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elois J. Woodall, a Notary Public in and for said County and State, the within named James M. Fischer, Jr. & Mary V. Fischer

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of January 1980

Commission expires 10-17-82

Elois Woodall
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

RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
James M. Fischer, Jr.

TO
Frank Batson Quality Homes

F 72698

IDENTIF. REFERENCE

JAN 17 3 48 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/14 239.20- CHECK

7870

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5556 PAGE 737

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			89500.00- CO	
			232.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 239.20-	
			7870A01/17/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72698

IDENTIF. REFERENCE

JAN 17 3 48 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 737366