DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT PREPARED BY
THOMAS, [illegible] & [illegible]
107 PARK AVENUE
NASHVILLE, TENNESSEE 37201

BOOK 5562 PAGE 946 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,400.00

Mark R. Baltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1980

Barbara Fulghum
Notary Public

MY COMMISSION EXPIRES: 10-17-82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.R.Baltz & J.C. Duff (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	108-4-18
813 Ember Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	3D-85657
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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 C. BATSON and wife, JUDY W. BATSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK R. BALTZ, unmarried and JONI C. DUFF, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Two, Larchwood, as of record in Book 5200, pages 57, 58 and 59, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James M. Fischer, Jr., and wife Mary V. Fischer of record in Book 5476, page 224, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to Restrictions of record in Book 5158, page 918, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 813 Ember Lake Drive, Nashville, Tennessee 37214
(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 31st day of January, 1980

X Frank C. Batson
FRANK C. BATSON

X Judy W Batson
JUDY W. BATSON by FRANK C. BATSON
ATTORNEY IN FACT, POWER OF ATTORNEY
~~RECORDED IN BOOK 5292, page 774,~~
REGISTER'S OFFICE FOR DAVIDSON CO.

STATE OF TENNESSEE
DAVIDSON County

BOOK 5562 PAGE 947

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK C. BATSON, individually and FRANK C. BATSON, ATTORNEY IN FACT signing for JUDY W. BATSON the bargainor, 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 January 19 80

Commission expires 10-17-82

Barbara Kulogiski
Notary Public

STATE OF TENNESSEE
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

F 75131

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

FEB 5 9 42 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

951 02/05 142.74- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5582 PAGE 948

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

52400.00- CO
136.24 CO TX
.50 PRFEE
6.00 WDEED
CHECK 142.74-
0991A02/05/80 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 75131

IDENTIF. REFERENCE

FEB 5 9 42 AH '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 740369