5099 06/19 167.70- CHECK

BOOK 5614 PAGE 648

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

62,000.00

Brad C. Rowe Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE 19 80

Notary Public

MY COMMISSION EXPIRES: 1-21-82

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred C. Rowe, Jr. (NAME)	Western Pacific Financial Corporation (NAME)	108-4
812 Ember Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue (STREET ADDRESS)	PARCEL 3
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (CITY) (STATE) (ZIP)	3D 85642

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 Fred C. Rowe, Jr. and wife Cheryl L. Rowe

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 Lot No. 23 on the Plan of Larchwood Subdivision, Section 2, which is of record in Plat Book 5200, Pages 57, 58 & 59, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Frank C. Batson et ux Judy W. Batson by deed of record in Book 5533, Page 314, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5479, Page 443, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 812 Ember Lake Drive (House Number) (Street) Nashville, TN 37214 (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 17TH day of JUNE, 19 80

Frank C. Batson

Judy W. Batson by Frank Batson atty. in fact

STATE OF TENNESSEE }
County of Davidson }

BOOK 5614 PAGE 649

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17TH day of JUNE 19 80

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM
Frank C. Batson

TO
Fred C. Rowe, Jr.

F. 9 4 1 3 5

IDENTIF. REFERENCE

JUN 19 9 49 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of June, 1980, before me personally appeared Frank C. Batson to me known to be the person who executed the foregoing instrument in behalf of Judy W. Batson and acknowledged that he executed the same as the free act and deed of said Judy W. Batson.

NOTARY PUBLIC

My Commission Expires: 1-21-81

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5614 PAGE 650

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
			62000.00-	CO
			161.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	167.70-
5099	A	06/19/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 4. 1. 3. 5

IDENTIF. REFERENCE

JUN 19 9 49 AM '80

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TENN.

No. 763553