3839 01/08 187.20- CHECK

BOOK 5698 PAGE 210

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

James Edward Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY A.D. 19 81

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-29-84

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 |
|---|---|---|
| James Edward Graves (NAME) | Western Pacific Financial Corporation (NAME) | MAP 109-1 |
| 308 Conifer Place (STREET ADDRESS OR ROUTE NUMBER) | 1201 E. Highland Avenue (STREET ADDRESS) | PARCEL 12 |
| Nashvile, TN 37214 (CITY) (STATE) (P. O. ZIP) | San Bernardino, CA 92404 (CITY) (STATE) (ZIP) | 3D 85750 |

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 James Edward Graves and wife Pamela S Graves

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 95 on the Plan of Larchwood Subdivision, Section 2, which is of record in Book 5200, Pages 207 and 208, 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 5640, Page 92, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5479, Page 443, Book 5681, Page 532 and Book 5688, Page 696, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 308 Conifer Place (House Number) (Street) Nashvile 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 5TH day of JANUARY, 19 81

Frank C. Batson

Judy W. Batson by Frank Batson attn in fact

Frank C. Batson

Judy W. Batson

BOOK 5698 PAGE 211

STATE OF TENNESSEE }
County of Davidson }

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 5TH day of JANUARY 19 81

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 with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the respectively of the and 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 James Edward Graves

G 2 4 5 8 6

IDENTIF. REFERENCE

JAN 8 8 51 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of January 1981, 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

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5698 PAGE 212

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 69500.00- CO | |
| | | | 180.70 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 187.20- | |
| 3839A01/08/81 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 2.4.5 8 6

IDENTIF. REFERENCE

JAN 8 8 51 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 800970