771 06/12 160.42- CHECK

BOOK 5756 PAGE 488

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,200.00

Patrick J. McManus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 1981.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-31-85

NOTARY PUBLIC STATE OF TENNESSEE LARGE

Mail

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
Patrick J. McManus (NAME)	Western Pacific Financial Corp. (NAME)	MAP 108-8
3104 Lumberjack Road (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue (STREET ADDRESS)	PARCEL 17
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (CITY) (STATE) (ZIP)	3D 85937

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 Patrick J. McManus and wife Sherry L. McManus

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.176 on the Plan of Larchwood Subdivision - Section 2, which is of record in Book 5200, Pages 57, 58, and 59, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank C. Batson and wife Judy W. Batson, by deed of record in Book 5712, Page 879, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5712, Page 881, of the Register's Office for Davidson County, Tennessee, to Western Pacific Financial Corporation.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is subject to restrictions of record in Book 5479, Page 443, Book 5681, Page 532, and Book 5788, Page 696, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XXXX) property, known as 3104 Lumberjack Road, 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 8th day of June, 1981

Frank C. Batson
FRANK C. BATSON

Judy W. Batson by Frank C. Batson Atty. in fact
JUDY W. BATSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5756 PAGE 489

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 8th day of June 1981.

Commission expires 1-21-85

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE TENNESSEE

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 Patrick J. McManus etux

G. 4. 5 8 8 6

IDENTIF. REFERENCE

JUN 12 10 17 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of June, 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: 1-21-85

LEON SHARBER NOTARY PUBLIC AT LARGE TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5756 PAGE 490

RECEIVED OF _____

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
			59200.00- CO	
			153.92 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 160.42-	
0771A06/12/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.5 8 8 6

IDENTIF. REFERENCE

JUN 12 10 17 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 826875