L#81,185-4 RETURN TO
METROPOLITAN FEDERAL

This Instrument was Prepared by
Leon Sharber. Attorney
325 Plus Park Boulevard
Nashville. Tennessee 37217

WARRANTY DEED

BOOK 5859 PAGE 466

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL:
J.C.B. One Forty-three Larchwood Associates c/o John A. Cleaver 952 Wemberton Drive Nashville, TN 37214	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	3D-85770 108-4-78 K.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANK C. BATSON AND WIFE, JUDY W. BATSON, (Grantors) have bargained and sold, and by these presents do transfer and convey unto ONE J.C.B. FORTY-THREE LARCHWOOD ASSOCIATES, A PARTNERSHIP COMPOSED OF JOHN A. CLEAVER AND WIFE, MARGIE D. CLEAVER (60% partnership interest) AND HOME PAYMENT-SHARING ASSOCIATES I LIMITED PARTNERSHIP (40% partnership interest) (Grantee), its successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of the Resubdivision of certain lots in Larchwood, Section Two, as of record in Book 5200, pages 207 and 208, said Register's Office, as corrected by Surveyor's Certificate of correction of record in Book 5638, page 483, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> 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 5640, page 92, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, subject to the possessory interest conveyed to John A. Cleaver and wife, Margie D. Cleaver herein. And Grantors do covenant with the said Grantees that they 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. This conveyance is made subject to the terms of a Partnership Contract between Home Payment-Sharing Associates I Limited Partnership and John A. Cleaver and wife, Margie D. Cleaver, whereby Grantee was formed. And Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

Grantors further convey to John A. Cleaver and wife, Margie D. Cleaver, the exclusive right of use and possession of all the property coveyed herein for a period of ten (10) years from the date hereof.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3rd day of March, 1982.

Frank C. Batson
FRANK C. BATSON

Judy W. Batson
JUDY W. BATSON

03/05 12:27

5859

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5859 PAGE 467

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK C. BATSON AND WIFE, JUDY W. BATSON, the bargainors, 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 the 3rd day of March, 1982.

Notary Public

My Commission Expires:

1-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $72,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of March, 1982.

Notary Public

My Commission Expires:

1-21-85

G.8 2 5 2 5

IDENTIF. REFERENCE

MAR 9 3 40 PM 82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5859 PAGE 468

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

72000.00- CO
167.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
6098AU3/09/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 2 5 2 5

IDENTIF. T REFERENCE

MAR 9 3 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870485