FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$55,700.00 Janet Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1983

Betty D. Edwards
Notary Public

MY COMMISSION EXPIRES: 7/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD G. GRIZZARD (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 108-08
3198 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	PAR 47
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	3D-74279

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 RONALD G. GRIZZARD and wife, DEBRA L. GRIZZARD

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 known as Lot 205A, Larchwood, Section 2, as of record in Book 5800, page 181, said Register's Office, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Elm Hill Pike at the common boundary of lots 205 and 206, Larchwood, Section 2, as of record in Book 5200, page 208, said Register's Office; thence, N 55° 31' 49" East 111.98 feet to a point; thence, South 50° 30 East 58.11 feet; thence, South 55° 31' 49" West 128.03 feet to a point; thence, North 34° 28' 11" West 55.85 feet to the point of beginning.

BEING the same property conveyed to Frank C. Batson and wife, Judy W. Batson

Said Conveyance is made subject to an Architectural Control Agreement, attached hereto and made a part by reference.

unimproved ( )
This is improved ( ) property, known as 3198 Elm Hill Pike, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

X

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 their hands this 20th day of April, 19 83

Frank C Batson
FRANK C. BATSON

Judy W. Batson
JUDY W. BATSON

STATE OF TENNESSEE
Davidson County

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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 20th day of April 19 83.

Commission expires 7/17/83

Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM

~~FRANK C. BATSON~~

~~JUDY W. BATSON~~

TO

~~RONALD G. GRIZZARD~~

DEBRA L. GRIZZARD

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

ARCHITECTURAL CONTROL AGREEMENT. No owner of any lot shall modify the structure on his or her lot by adding, a room or rooms, changing the roof lines, adding decks, materially changing or altering the color or making other alterations in the exterior appearance of the structure without the express written approval of the adjacent record lot owner. Each owner, in acquiring title to his or her respective lot, acknowledges that the decor, color scheme and design have been selected in such a manner to be consistent and harmonious with other homes within the subdivision and agree to maintain his or her respective lot and structure in such manner as to maintain and perpetuate the visual harmony within the subdivision.

Each owner shall keep his or her lot andthe structure thereon in good order and repair including but not limited to the seeding, watering and mowing of all laws, the pruning and cutting all trees and shrubbery and the painting (or other appropriate external care) of the structure all in a manner and with such frequency as is consistent with good property management.

In the event of total destruction, the Owner shall promptly clear the lot of debris and leave the same in a neat and orderly condition. Within 60 days of any insurance settlement, the owner must commence to rebuild and reconstruction shall be accomplished in conformity with the plans and specifications of the original structure so destroyed.

If the correction of a maintenance or repair problem incurred in the dwelling unit on one lot necessitates construction work or access on the dwelling unit of the other lot, either lot owner shall have an easement on the property of the other for the purpose of this construction. Each party shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such owner to call for a larger contribution from the others under any rule or law requiring liability for negligent or willful acts or omissions.

H 46226

IDENTIF. REFERENCE

MAY 5 2 46 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55700.00- CO	
			144.62 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	154.32-
			5523A05/05/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H46226

IDENTIF. REFERENCE

MAY 5 2 46 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947083