File Box 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Frank Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER 19 83

Lois Chenoweth
Notary Public

MY COMMISSION EXPIRES: 10-21-84
(AFFIX SEAL)

BOOK 6141 PAGE 1

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME		ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		
Frank Batson		Engel Mortgage Company, Inc.		MAP 108-8
(NAME)		(NAME)		
3204 Cedar Ridge Road		P.O. Box 847		PARCEL 39
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37214		Birmingham, Alabama 35201		
(CITY) (STATE)	(P.O. ZIP)	(CITY) (STATE)	(ZIP)	

FOR AND 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, Thomas V. White, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson and wife, Judy W. Batson

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. 197A of Zone Lot Division of Lot 197, Section 2, Larchwood Subdivision of record in Plat Book 5800, Page 258, amending Plat Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

BEING the same property conveyed to Thomas V. White, Trustee, by Quitclaim Deed from Frank C. Batson and wife, Judy C. Batson of record in Book 6103, Page 981, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6011, Page 130, Book 5681, Page 532, Book 5688, Page 696, and Book 6121, Page 24, Register's Office said County.

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

H 7.4815

IDENTIF. REFERENCE

Sep 21 9 05 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3204 Cedar Ridge Road (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 heir 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 covey 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 my hand this 16TH day of SEPTEMBER, 1983

Thomas V. White, Trustee

Thomas V. White

09/21 162.50- CHECK

8871

BOOK 6141 PAGE 2

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named the undersigned Thomas V. White, Trustee 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 16TH day of SEPTEMBER, 19 83

Commission expires 8-21-84

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, execute 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

Thomas V. White

TO

Frank Batson

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6141 PAGE 3

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
			60000.00-	CO
			156.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	162.50-
			8871A09/21/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 4 8 1 5

IDENTIF. REFERENCE

Sep 21 9 05 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 980120