FORM No. WD-1

BOOK 6153 PAGE 640

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 6TH DAY OF OCTOBER, 1983.

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-22-85

(AFFIX SEAL)

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

NAME		ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Atlantic Realty, Inc.		Engel Mortgage Company, Inc.		MAP 108-8
(NAME)		(NAME)		
3208 Cedar Ridge Road		P.O. Box 847		PARCEL 38
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, Tennessee 37214		Birmingham, Alabama 35201		3D-86035
(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, Frank Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Atlantic Realty, Inc.

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 196A of Zone Lot Division of Lot 196, 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 a more complete description.

BEING the same property conveyed to Frank Batson and wife, Judy W. Batson by deed from Thomas V. White, Trustee, of record in Book 6140, Page 573, Register's Office for 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 for said County.

THIS conveyance is subject to a Deed of Trust executed by Frank Batson and wife Judy W. Batson, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated September 14, 1983, with a present unpaid principal balance of $49,950.00, of record in Book 6140, Page 576, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

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

This is unimproved ( ) improved (XX) property, known as 3208 Cedar Ridge Road (House Number) (Street) Nashville, Tennessee 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 our hands this 6TH day of OCTOBER, 1983

Frank Batson
Frank Batson

Judy W. Batson
Judy W. Batson

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6153 PAGE 641

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank 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 6TH day of OCTOBER 1983

Commission expires 10-20-85

Patricia Ann Johnson
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 (his oath / their several oaths) acknowledged (himself / 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

H 78941 WARRANTY DEED

FROM

IDENTIF. REFERENCE Frank Batson

TO

Oct 7 2 11 PM '83

Atlantic Realty, Inc.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

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

RUSH

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

[illegible]

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

RECEIVED OF _____

FOR _____

BOOK 6153 PAGE 642

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- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
368[A10/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 78941

IDENTIF. REFERENCE

OCT 7 2 11 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 984770