OFFICIAL RECEIPT

FILED

FORM No. WD-1

BOOK 6184 PAGE 49

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,581.21

Frank Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER 19 83

Notary Public

MY COMMISSION EXPIRES: 10-10-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank C. Batson	Engel Mortgage Company, Inc.	MAP 108-8
(NAME)	(NAME)	
3206 Elm Hill Pike	P.O. Box 847	PARCEL 210
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Birmingham, Alabama 35201	2D-74281
(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, James J. Bohan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. 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. 241B, Zone Lot Division, Lots Nos. 241, 242 & 243, Section 2, Larchwood, of record in Plat Book 5800, Page 195, amending Plat Book 5200, Page 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to James J. Bohan, unmarried by deed from Thomas V. White, Trustee, of record in Book 6102, Page 74, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130, Book 5479, Page 443, and Book 6079, Page 236, Register's Office for said County.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 22, 1983, and filed for record July 26, 1983, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 6102, Page 77, and note of even date thereby secured, in the original principal amount of $40,000.00, payable to Engel Mortgage Company, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of James J. Bohan, under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 3206 Elm Hill Pike (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 my hand this 28TH day of NOVEMBER, 1983

James J. Bohan

5835

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6184 PAGE 50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James J. Bohan, unmarried

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 28TH day of NOVEMBER 19 85

Commission expires 10-14-85

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 bargainor, 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
James J. Bohan

TO
Frank C. Batson

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

H 69055

IDENTIF. REFERENCE

NOV 30 9 36 AM '85

FEE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6184 PAGE 51

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
			51581.21- CAMT.	
			134.16 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.63-	
5835A	11/30/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H'S 90 5.5

IDENTIF. REFERENCE

Nov 30 9 35 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 996556