File: Metropolitan Federal S & L
230 4th Ave. North
Nashville, Tennessee 37219

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Batson-Bellebrook Associates c/o Mr. Ron Grizzard Metropolitan Federal 230 Fourth Avenue, North Nashville, Tennessee 37219	same	130-5-A 6 7DZ 32978
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James I. Vance Berry, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Batson-Bellebrook Associates, a joint venture composed of Union Financial Corporation and Frank Batson Quality Homes, Inc., (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, being Lot #6 on the Plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to James I. Vance Berry, Trustee, by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 5797, page 314, Register's office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. Grantor will be responsible for payment of taxes.

2. Restrictive covenants contained in instrument of record in Book 5938, page 212, as amended in Book 6029, page 807, Register's office for Davidson County, Tennessee.

3. Easements, setback lines, conditions of Owner's Certificate, and other matters appearing on the Plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Michael D. Mitchell
Affiant

Subscribed and sworn to before me this 30th day of December, 1983.

Mary M. Murrah
Notary Public
My Commission Expires: 10-19-86

NOTARY PUBLIC * MARY M. MURRAH * DAVIDSON COUNTY

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

If, after the expiration of three (3) years from the date hereof, the actual construction of Grantee's residence and other improvements upon the Property has not been commenced, Grantor shall have the option (exercisable by notice in writing to Grantee at any time within one (1) year thereafter) of refunding all consideration paid in consideration of this conveyance and retaking title and possession to the Property.

Grantor executes this instrument in his capacity as Trustee for Nickel-Case Joint Venture, the beneficial owner of the property, pursuant to the authority of a Land Trust Agreement, of record in Book 5797, page 308, said Register's Office, and not personally or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of December, 1983.

James I. Vance Berry, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ANDREA BARACH, a Notary Public in and for said County and State, the within named James I. Vancy Berry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1983.

Andrea Barach
Notary Public

My Commission Expires 11-7-84

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

H 95285

IDENTIF. REFERENCE

JAN 9 3 02 PM '84

FILED FOR RECORD AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			78000.00- SAMT.	
			167.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 193.70-	
3562A01/03/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T.
IDENTIF. REFERENCE

JAN 3 3 02 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4081

N 95285