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 $ 70,500.00

William E. Ladmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 1984

Rebecca [illegible]
Notary Public

MY COMMISSION EXPIRES: 10/21/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Patricia Spicer Carden, Attorney
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Ladmer, etux (NAME)	Morris Mortgage Corp. (NAME)	108-4-81
812 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 355 1000 Circle 75 Parkway (STREET ADDRESS)	3D-81155
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	

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 William E. Ladmer and wife, Debra R. Ladmer

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 Lot No. 292 on the plan of Section Three, Larchwood, of record in Book 5200, page 540, Register's Office for said County.

SAID Lot No. 292 fronts 70.00 feet on the westerly margin of Fitzpatrick Road and extends back 173.81 feet on the northerly line and 179.14 feet on the southerly line to a broken line in the rear, measuring 71.34 feet thereon.

BEING part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James M. Fischer, Jr. and wife, Mary V. Fischer, of record in Book 6107, page 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6076, page 69 and Book 6122, page 482, both in the Register's Office for said County, and to the matters set forth in the above referenced plan of record.

H98566

IDENTIF. REFERENCE

JAN 19 2 31 PM '84

FEE [illegible]
DAVIDSON COUNTY, TN.

CHECK
This is unimproved ( )
improved (XX) property, known as 812 Fitzpatrick Road, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

01/19 189.80-

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 our hands this 16th day of January, 1984

Frank C. Batson

Judy W. Batson by Frank C. Batson

Frank C. Batson

Judy W. Batson by Frank C. Batson, atty. in fact
Attorney-in-Fact

7468

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Frank C. Batson, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 16th day of January, 19 84.

Rebecca A. Langley

NOTARY PUBLIC

My commission expires: 10/21/84

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Frank C. Batson and wife,

Judy W. Batson

TO

William E. Ladmer and wife,

Debra R. Ladmer

BOX 10

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Judy W. Batson as her Attorney-in-Fact as the free act and deed of the within named Judy W. Batson.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1984.

Rebecca A. Langley

Notary Public

My Commission Expires:

10/21/84

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	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
			70500.00- CAMT.	
			183.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	189.80-
7468A01/19/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 8 5 6

IDENTIF. REFERENCE

JAN 19 2 31 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 7855