FORM NO. WD-1

BOOK 6234 PAGE 430

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Michael T. O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1984

Rebecca A. Bailey
Notary Public

MY COMMISSION EXPIRES: 12/21/84

(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
Michael T. O'Neal (NAME)	Morris Mortgage Corp. (NAME)	108-8-83
3206 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	Ste. 355, 1000 Circle 75 Parkway (STREET ADDRESS)	
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 Michael T. O'Neal

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. 241-B on the plan of Zone Lot Division, Lot Nos. 241, 242 & 243, Larchwood, Section 2, of record in Book 5200, pages 57, 58 & 59 amended in Book 5200, pages 207 & 208, further amended in Book 5800, page 195 and corrected in Book 6212, page 526, all in the Register's Office for said County.

SAID Lot No. 241-B fronts 37.0 feet on the northeasterly margin of Elm Hill Pike and extends back 170.54 feet on the broken northwesterly line and 192.63 feet on the southeasterly line to a dead line in the rear, measuring 44.27 feet thereon.

BEING the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James J. Bohan, unmarried, of record in Book 6184, page 49, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5158, page 918, Book 5479, page 443, Book 5681, page 532, Book 5688, page 696, Book 5773, page 797, Book 6011, page 130 and Book 6079, page 236, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Judy W. Batson by Frank C. Batson as her Attorney-in-Fact pursuant to a Power of Attorney of record in Book 5292, page 774, Register's Office for Davidson County, Tennessee.

CHECK 02/21 159.90

This is unimproved ( ) improved (X) property, known as 3206 Elm Hill Pike, Nashville, Tennessee 37214
(House Number) (Street) (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 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 hand s this 15th day of February, 1984

Frank C. Batson

Judy W. Batson by Frank C. Batson

Frank C. Batson

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

4484

OFFICIAL RECEIPT

BOOK 6234 PAGE 431

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 15th day of February, 1984.

Rebecca A. Langley
Notary Public

My Commission Expires:
10/21/84

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
Michael T. O'Neal

BOX 10

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

IDENTIFICATION REFERENCE:

FEB 21 12 38 PM '84
FELIX Z. WILKINS III REGISTER
DAVIDSON COUNTY, TN

1:04:1:74

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

RECEIVED OF _____

FOR _____

BOOK 6234 PAGE 432

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

59000.00- CAMT.
153.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.90-
4484A02/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I04174
1
Identification Ref.
Feb 21 12:39 PM '84
Felix Z. Wilson II Reg.
Davidson County, Tn.

No. 14655