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 $ 79,900.00

Bradley J. Hoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley J. Hoy et ux (NAME)	Morris Mortgage Corporation (NAME)	108-4-98
821 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 355 1000 Circle 75 Parkway (STREET ADDRESS)	3-D 81377
Nashville, Tennessee 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 Bradley J. Hoy and wife, Mary Jane Hoy

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. 275 on the plan of Section Three-Larchwood, of record in Book 5200, page 540, Register's Office for said County.

Said Lot No. 275 fronts 70.00 feet on the easterly margin of Fitzpatrick Road and extends back 171.52 feet on the southerly line and 173.26 feet on the northerly line to a dead line in the rear, measuring 70 feet thereon.

Being part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James M. Fisher, Jr. of record in Book 6166, page 620, Register's Office for Davidson County.

This conveyance is subject to restrictive covenants of record in Book 6076, page 69, and amended in Book 6122, page 482, said Regsiter'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 which is being placed of record with this instrument.

This is unimproved ( ), improved XXX property, known as 821 Fitzpatrick 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 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 my hand this 27th day of April, 19 84

Frank C. Batson

Judy W. Batson
By: Frank C. Batson attorney-in-fact

Frank C. Batson-Attorney in Fact

5369

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson

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 27th day of April, 19 84

Commission expires 10-21-84

Notary Public

STATE OF TENNESSEE
Davidson County

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 bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Frank C. Batson and Judy W. Batson

TO
Bradley J. Hoy and Mary Jane Hoy

F 21137

Identify Ms

5-9-236 Pm 84

Jerry K. Wilson
SEC'Y

Deed

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 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 27th day of April, 1984.

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

79500.00- CA 1T.
207.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.24-
536A05/05/84 DAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F2113 7
12:11 37

IDENTIF. REFERENCE

MAY 9 2 36 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 34916