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 $ 40,595.14

Frank Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 84.

Notary Public

MY COMMISSION EXPIRES: 8-16-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank Batson Quality Homes, Inc. (NAME)	Molton Allen and Williams (NAME)	02 DA 56865
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	2008 Third Avenue North (STREET ADDRESS)	107-14-0
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (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, Bradley J. Hoy and wife, Mary Jane Hoy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson Quality Homes, Inc.

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. 115 on the plan of a subdivision of the Temple O. Harris Farm Miro Meadows, of record in Book 1424, Page 94, Register's Office for said County.

SAID Lot No. 115 fronts 70 feet on the westerly margin of Kirby Drive and extends back between parallel lines 143.00 to a dead line.

Being the same property conveyed to Bradley J. Hoy and wife, Mary Jane Millwood Hoy by deed from Rick L. Burton and wife, M. Eloise Burton and D. Ann Burton of record in Book 5552, page 226, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Molton, Allen and Williams, Inc. of record in Book 5552, page 229, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1005 Kirby Avenue (House Number) (Street) Nashville, Tennessee (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 27th day of April, 19 84

Bradley J. Hoy

Mary Jane Hoy

Bradley J. Hoy

Mary Jane Hoy

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee

County of Davidson

Personally appeared before me, the Undersigned, a Notary Public of said county, Bradley J. Hoy and wife, Mary Jane Hoy

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 their executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 27th day of April 19 84

NOTARY PUBLIC

My commission expires:

3-16-87

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 purposes 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

Bradley J. Hoy

Mary Jane Hoy

TO

Frank Batson Quality Homes, Inc.

Prepared by

PATRICIA SPICER CARDEN

ATTORNEY AT LAW

1008 FIDELITY FEDERAL BUILDING

401 UNION STREET

NASHVILLE, TENNESSEE 37219

IDENTIFICATION REFERENCE

FILED FOR RECORD AND RECORDED

MAY 11 9 52 AM '84

DAVIDSON COUNTY, TN

I 2 1 8 9 1

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
			40595.14- CAMT.	
			105.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	112.06-
			6249A05/14/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 8 9 4

IDENTIF. REFERENCE

MAY 14 9 52 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35775