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 $ 144,000.00

Joanne M Fischer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 19 84.

A.M. DeSpain
Notary Public

MY COMMISSION EXPIRES: 1-19-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMAS V. WHITE, ATTORNEY, FIRST AMERICAN CENTER, 26TH FLOOR, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK BATSON QUALITY HOMES (NAME)	OWNER (NAME)	108-4-Part 94, 93, 109-107, 10
5176 LEBANON ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92, 91, 90, 89, 103, 10
OLD HICKORY, TENNESSEE 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	96-16 part 165,

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, JAMES M. FISCHER, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK C. BATSON AND WIFE, JUDY W. BATSON

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:

BEING Lot No.(s) 279, 280, 281, 282, 283, 284, 296, 299, 302, 303, 304 and 305 of Plan of Section Three, Larchwood, of record in Book 5200, page 540, Register's Office for said County, to which plan references are hereby made for a full and complete legal description of each lot.

LOTS 279, 280 and 281 being the same property conveyed to James m. Fischer, Jr. by deed from FIRST AMERICAN BANK, N.A. TRUSTEE, of record in Book 6035, page 419, Register's Office for Davidson County, Tennessee.

LOTS 282, 283, 284, 296, 299, 302, 303, 304 and 305 being the same property conveyed to James M. Fischer, Jr. by deed from LARCHWOOD ASSOCIATES, A PARTNERSHIP COMPRISED TO COUSINS PROPERTIES OF TENNESSEE, INC. A GEORGIA CORPORATION AND LARCHWOOD GRUNDSTUCKSGESELLSCHAFT MBH, A GMBH UNDER THE LAWS OF THE FEDERAL REPUBLIC OF GERMANY, of record in Book 5986, page 109, Register's Office for Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines and conditions as set forth of each Plan of Record for the above respective lots and the revised restrictive covenants of record in Book 6076, pages 69 through 72.

Mary V. Fischer, wife of the above named James M. Fischer, Jr., joins in the execution of this instrument for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

This is unimproved ( ) improved ( ) property, known as _____ (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 31 St day of May, 19 84

X James M. Fischer
JAMES M. FISCHER, JR.

X Mary V. Fischer
MARY V. FISCHER

06/05 330.95 TX
2445

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, A. M. Steffenhagen, a Notary Public in and for said County and State, the within named James M. Fischer, Jr. and Mary V. Fischer

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31 day of May, 1984

Commission expires 1-19-88

A. M. Steffenhagen
Notary Public

STATE OF TENNESSEE
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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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

FELIX E. MILLSAPS, Register
DAVIDSON COUNTY, TN
JUN 6 1 54 PM '84
IDENTIF. REFERENCE

I 2696

WARRANTY DEED

FROM
JAMES M. FISCHER, JR.

TO
FRANK C. BATSON, ET UX

Please return to:

JAMES M. FISCHER, JR.
TWO INTERNATIONAL PLAZA
SUITE #910
NASHVILLE, TN 37217

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

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
			144000.00- CAMT.	
			374.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	330.90-
			2445A06/05/64 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12697.6

IDENTIF. REFERENCE

JUN 5 1 54 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0041820