FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

John C. Helton
Affiant

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

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 10/22/87

(AFFIX SEAL)

BOOK 6308 PAGE 755

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
John C. Helton etux (NAME)	Morris Mortgage Corporation	03D 81145
840 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 355 1000 Circle 75 Parkway (STREET ADDRESS)	108-00-0-054
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Helton and wife, Karen T. Helton

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

Said Lot No. 285 fronts 70.00 feet on the westerly margin of Fitzpatrick Road and extends back 164.80 feet on the southerlyline and 141.31 feet on the northerly line to a broken line in the rear, measuring 79.80 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 6294, page 718, Register's Office for Davidson County.

This conveyance is subject to restrictive covenance of record in Book 6076, page 69, and in Book 6122, page 482, all in the 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 which is being placed of record with this instrument.

CHECK
This is unimproved ( ) improved (XX) property, known as 840 Fitzpatrick Road (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

06/05 192 • 1 C

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 31st day of May, 19 84

Frank C. Batson

Judy W. Batson
By: Frank C. Batson Attorney-in-Fact
Frank C. Batson, Attorney-in-Fact

1 2475

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee
County of Davidson

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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 his executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 31st day of May, 1984

Deborah K. Kimpley
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:

_____

FILED FOR REFERENCE
JUN 5 2 20 PM '84
REGISTER
DAVIDSON COUNTY, TN

12700

WARRANTY DEED

FROM
Frank Batson

TO
John C. Helton and wife, Karen T. Helton

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 this 31st day of May, 1984 in Nashville, Tennessee.

My Commission Expires: 10/21/84

Deborah K. Kimpley
Notary Public

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

71500.00- CAMT.
185.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.40-
2475A06/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

127003

IDENTIF. REFERENCE

JUN 5 2 20 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0041850