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

Betty J. Bunce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 84

Rebecca C. Murphy
Notary Public

MY COMMISSION EXPIRES: 10/31/84
(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
John W. Bunce et ux (NAME)	Morris Mortgage Corporation (NAME)	03D 81378
825 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 355 1000 Circle 75 Parkway (STREET ADDRESS)	108-04-0
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 and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Bunce and wife, Betty J. Bunce

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

Said Lot No. 276 fronts 75.23 feet on the easterly margin of Fitzpatrick Road and extends back 169.78 feet on the southerly line and 171.52 feet on the northerly line to a dead line in the rear, measuring 68.48 feet thereon.

Being part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James M. Fischer, Jr. of record in Book 6294, page 718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6076, page 69, and amended 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., Recorded in Book 5029, page 865, said Register's Office.

unimproved ( ) This is improved (X) property, known as 825 Fitzpatrick Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 12th day of June, 19 84

Frank C. Batson

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

TLICC

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 12th day of June, 1984

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 RECORD
DAVIDSON CO., TENN.
JUN 19 9 05 AM '84

IDENTIF. REFERENCE

$ 86621

WARRANTY DEED

FROM
Frank C. Batson and wife,
Judy W. Batson

TO
John W. Bunce and wife,
Betty J. Bunce

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 C. Batson.

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 1984.

My Commission Expires: 10/21/84

NOTARY PUBLIC

Notary Public

EXHIBIT A

This instrument prepared by:
HAROLD REEVES, Attorney
311 Plus Park Blvd. Suite 218
Nashville, Tenn. 37217

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POWER OF ATTORNEY

BOOK 5029 PAGE 865

KNOW ALL MEN BY THESE PRESENTS:

MAY 28 '76 MISC $ 4.00 * 4.00

That I, Judy Vianne Batson of Route #4, Mt. Juliet, Tennessee, do hereby appoint my husband, Frank Cope Batson of the same address, my true and lawful Power of Attorney and in my name, place and stead to do and perform all acts of business for me to handle all matters in which I may be interested or concerned, and on my behalf to execute all written instruments including deeds, mortgages, contracts, deeds of trust, notes, etc. and to do all such acts and things as fully and effectually in all respects as I myself could do if personally present.

In witness whereof, I have hereunto set my hand and seal this the 28th day of May, 1976.

Judy Vianne Batson
Judy Vianne Batson

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 Judy Vianne Batson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 1976.

My Commission Expires: 8-17-76

Harold Reeves
Notary Public

HAROLD REEVES NOTARY PUBLIC STATE OF TENNESSEE

051275

T
IDENTIFICATION REFERENCE

MAY 28 10 36 AM '76

FEE
REGISTER
DAVIDSON CO., TENN.

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
			75000.00< CAMT.	
			207.74 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 217.24-	
6041A06/19/84			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29983

IDENTIF. REFERENCE

JUN 19 9 15 AM '84

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 0045307