FILE BOX 3

FORM No. WD-1

BOOK 6321 PAGE 698

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Sharon C. Ferguson		The Lomas & Nettleton Company			MAP 96-16A
(NAME)		(NAME)			Pcel 2
305 Lake Brink Drive		2001 Bryan Tower			
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Nashville, TN	37214	Dallas, Texas	75201		
(CITY) (STATE)	(P.O. ZIP)	(CITY) (STATE)	(ZIP)		

FOR AND 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, Larchwood Homes Associates, a Tennessee Joint Venture composed of Frank Batson Quality Homes, Inc. and Union Financial Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon C. Ferguson , a single person

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 Unit 2, Phase One, Section One, Larchwood Planned Unit Development of record in Plat Book 6200, Page 51, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Larchwood Homes Associates, a Tennessee Joint Venture by deed from James A. Fischer, Jr. and wife, Mary Virginia Fischer of record in Book 6082, Page 879, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6299, Page 152, Book 6299, Page 166 Book 6301, Page 82 and Book 6301, Page 96, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

130883

IDENTIF. REFERENCE

JUN 22 8 59 AM '84

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

This is improved XX ( ) unimproved ( ) property, known as ~~305 Lake Brink Drive,~~ (House Number) (Street) Nashville, TN 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 heir 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 covey 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 this 18th day of June, 1984

BY: Frank Batson, Pres.
Frank Batson, President
Frank Batson Quality Homes, Inc.

Larchwood Homes Associates
BY: Ronald G. Grizzard, Exec. V.P.
Ronald G. Grizzard, Exec. Vice President
Union Financial Corporation

BOOK 6321 PAGE 699

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 Larchwood Homes Associates, a Tennessee Joint Venture

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 18th day of June 19 84

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority a Notary Public within and for the State and County aforesaid, personally appeared Frank Batson and Ronald G. Grizzard with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President of Frank Batson Quality Homes, Inc. and Executive Vice-President respectively of the Larchwood Homes Associates, a Tennessee Joint Venture the within named bargainor, and that they (he) as such officers of the Joint Ventures and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by the said Frank Batson as Presdient of Frank Batson Quality Homes, Inc. Joint Venture and attested by the said Ronald G. Grizzard Executeive Vice-President of Union Financial Corporation, Join Ventures. as such

Witness my hand and official seal at office at Nashville on this the 18th day of June 19 84

My commission expires 7-21-86

Notary Public

WARRANTY DEED

FROM
Larchwood Homes Associates

TO
Sharon C. Ferguson

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6321 PAGE 700

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
			57400.00- CANT.	
			149.24 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 155.74-	
7150A06/22/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

300883

IDENTIF. REFERENCE

JUN 22 8 59 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0046387