FILE BOX 3

FORM No. WD-1

BOOK 6332 PAGE 232

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 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
Frank C. Batson	Engel Mortgage Company, Inc.	MAP 108-8
(NAME)	(NAME)	
3204 Elm Hill Pike	P.O. Box 847	PARCEL 83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, TN 37214	Birmingham, Alabama 35201	3D-74322
(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, Marvin K. Spurlock and wife, Frances D. McCarthy Spurlock

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. 241-A, Zone Lot Division Lots Nos. 241, 242 and 243, Section 2, Larchwood, as of record in Plat Book 5800, Page 195 amendin Plat Book 5200, Page 207 and 208 , Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marvin K. Spurlock and Frances D. McCarthy by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6118, Page 612, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130 and Book 6079, Page 236, said Register's Office.

THIS conveyance is made subject to a driveway agreement as of record in Book 5980, Page 311, said Register's Office.

THIS conveyance is made subject to an easement for Public Utility and Drainage, Utility Anchor Easement and Building lines of record in Plat Book 5800, Page 195, said Register's Office.

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

THIS conveyance is subject to a Deed of Trust executed by Frank C. Batson and wife Judy W. Batson, dated July 29, 1983, with a present unpaid principal balance of approximately $46,624.62, of record in Book 6106, Page 359, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.The Deed of Trust was executed to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc.

unimproved ( ) property, known as 3204 Elm Hill Pike, Donelson, TN 37214
is improved (XX) (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 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 s this 3rd day of July, 19 84

Frances D. McCarthy Spurlock

Marvin K. Spurlock

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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 Marvin K. Spurlock and wife, Frances D. McCarthy Spurlock

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 3rd day of July 19 84

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM
Marvin K. Spurlock
Frances D. McCarthy Spurlock

TO
Frank C. Batson
Judy W. Batson

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

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

134227

IDENTIF. REFERENCE

JUL 6 8 50 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

49350.00- CAMT.
128.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 134.68-
1079A07/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T
IDENTIF. REFERENCE

JUL 6 8 50 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I 3 4 2 2 7.

No.0050210