FORM No. WD-1

BOOK 6333 PAGE 627

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,558.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES: 12-1-85

(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
Atlantic Realty, Inc. (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 108-4
872 Norwalk Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	PARCEL 116
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	3D-89901

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, Frank Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Atlantic Realty, Inc.

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. 61-B, Zone Lot Division of Lots 60, 61 & 62 on the Plan of Section Two, Larchwood, as of record in Plat Book 5800, at page 266, and amending Plat Book 5200, Page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Frank Batson and wife, Judy W. Batson from Thomas V. White, Trustee, recorded in Book 6235, Page 742, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130, Book 6137, Page 478 and Book 6138, Page 808, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and rights of way for public utilities.

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 Batson and wife, Judy W. Batson to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated February 16, 1984, with a present unpaid principal balance of approximately $51,539.24, of record in Book 6235, Page 745, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

CHECK 07/09 166.66 1785

This is unimproved ( ) property, is improved (XX) known as 872 Norwalk Drive, Nashville, TN 37214
(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

Judy W. Batson by Frank Batson atty. in fact — Frank Batson

Judy W. Batson — Frank Batson

BOOK 6333 PG. 628

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 Batson

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

I 3 4 7 3 4

IDENTIF. REFERENCE

JUL 9 11 15 AM '84

FELICIA A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Frank Batson
Judy W. Batson

Atlantic Realty, Inc.

WARRANTY DEED

FROM

TO

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of July, 1984, before me personally appeared Frank Batson, to me known to be the person who executed the foregoing instrument on behalf of Judy W. Batson and who acknowledged that he executed the same as the free act and deed of the said Judy W. Batson, by virtue of that Power of Attorney, duly executed by the said Judy W. Batson and appearing of record in Book 5292, Page 774, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this the 3rd day of July, 1984.

My Commission Expires: 10-14-85

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6333 PAGE 629

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61556.00- CAMT.	
			160.16 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	166.66-
1785A	07/09/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3.4; 7.3.4.1

IDENTIF. REFERENCE

JUL 9 11 15 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0050899