FILE BOX 3

FORM No. WD-1

BOOK 6371 PAGE 526

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,097.94

x Ann Marie McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 84

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(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
Ann Marie McKinney		Engel Mortgage Company, Inc.			108-8
(NAME)		(NAME)			
3204 Elm Hill Pike		P. O. Box 827			83
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Nashville, Tennessee	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, 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 Ann Marie McKinney, 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 Lot 241A of Zone Division of Lots Nos. 107, 241, 242 and 243, Section 2 on the Plan of Larchwood Subdivision, of record in Plat Book 5800, page 195, and amended in Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from Marvin K. Spurlock and wife, Frances D. McCarthy Spurlock, of record in Book 6332, page 232, 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 and Book 6079, page 236, Register's Office for said County.

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 for Engel Mortgage Company, Inc., dated July 24, 1983, with a present unpaid principal balance of $46,597.94, 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.

THIS conveyance is subject to Driveway Agreement of record in Book 5980, page 311, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 3204 Elm Hill Pike, (House Number) (Street) Nashville, Tennessee 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 s this 27th day of August, 1984

Judy W. Batson by Frank Batson, Atty. in fact — Frank C. Batson

Judy W. Batson — Frank C. Batson

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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 Frank C. Batson

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 27th day of August, 1984.

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
Frank C. Batson
Judy W. Batson

TO
Ann Marie McKinney

IDENTIFICATION REFERENCE

I 4 6 7 8 9

AUG 31 9 52 AM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

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

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

08/31 135.75- CHECK

3862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of August, 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 27th day of August, 1984.

My Commission Expires: 10 14 85

Notary Public

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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
			50057.54- CONT.	
			130.26 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	136.76-
6862A	08/31/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 7 8 9

IDENTIF. REFERENCE

AUG 31 9 52 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0065491