0412

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

James M Fischer Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1984.

Yvonne Nelson
Notary Public

MY COMMISSION EXPIRES: 1-19-86
(AFFIX SEAL)

BOOK 6373 PAGE 518

THIS INSTRUMENT WAS PREPARED BY
THOMAS V. WHITE, ATTORNEY, FIRST AMERICAN CENTER, 26TH FLOOR, NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK BATSON QUALITY HOMES (NAME)	OWNER (NAME)	96-16
5176 LEBANON ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 148, 149, 150, 151
OLD HICKORY, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	152 & 153

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, James M. Fischer, Jr.

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 Nos. 254, 255, 256, 257, 258 and 259 of Plan of Section Three, Larchwood, of record in Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a full and complete legal description of each lot.

BEING the same property conveyed to James M. Fischer, Jr. by deed from FIRST AMERICAN BANK, N.A. TRUSTEE, of record in Book 6035, page 419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines and conditions as set forth on the Plan of Record for the above respective lots and the revised restrictive covenants of record in Book 6076, pages 69 through 72.

Mary V. Fischer, wife of the above named James M. Fischer, Jr., joins in the execution of this instrument for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

CHECK
This is unimproved ( )
improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

7388 09/04 201.50-

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 our hands this 30th day of August, 1984

X James M. Fischer Jr
JAMES M. FISCHER, JR.

X Mary V. Fischer
MARY V. FISCHER

STATE OF TENNESSEE
County

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Personally appeared before me, Yvonne Norman, a Notary Public in and for said County and State, the within named James M. Fischer, Jr. and Mary V. Fischer

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 30th day of August 1984

Commission expires 1-19-86

Yvonne Norman
Notary Public

STATE OF TENNESSEE
County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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
JAMES M. FISCHER, JR.

TO
FRANK C. BATSON, ET UX

Please return to:
JAMES M. FISCHER, JR.
TWO INTERNATIONAL PLAZA
SUITE #910
NASHVILLE, TN 37217

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

147260

FILED
DAVIDSON COUNTY, TN
REGISTER

SEP 4 11 36 AM '84

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	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
			75000.00- CAMT.	
			195.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.50-
			7388A09/04/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 47260

IDENTIF. REFERENCE

SEP 4 11 36 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0066005