FILE IN BOX #4

FORM NO. WD-1
84-9-17

BOOK 6379 PAGE 752

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Kenneth Denson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 1984

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH DENSON (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	MAP 96-16
P. O. Box 148123 (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 173
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	

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, 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 KENNETH DENSON

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:

LAND in Davidson County, Tennessee, being Lot No. 262-B, Zone Lot Divisions of Lots Nos. 260, 261, 262, 263, 264, 265, and 267 on the Plan of Larchwood Subdivision, Section Three, of record in Book 6250, Page 40, amending Plat Book 5200, Page 540, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Frank C. Batson and wife, Judy W. Batson, by Deed from Thomas V. White, Trustee, of record in Book 6345, Page 211, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6076, Page 69, and amended in Book 6122, Page 482, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantors herein to The Lomas & Nettleton Company in the original principal amount of $57,000.00, of record in Book 6345, Page 214, Register's Office for Davidson County, Tennessee. (Loan No. 02-41-40895)

This instrument is being executed in behalf of Judy W. Batson pursuant to a "Power of Attorney" executed by the same on the 10th day of September, 1984 of record in Book 5292, page 774, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 768 Fitzpatrick Road, (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 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 10th day of September, 1984

Frank C. Batson
FRANK C. BATSON

Judy W. Batson
JUDY W. BATSON
BY: FRANK C. BATSON, her Attorney-In-Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK C. BATSON

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 1984.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

I 4 9 1 3.0

WARRANTY DEED

FROM FRANK C. BATSON and wife,

JUDY W. BATSON

TO KENNETH DENSON

IDENTIF. REFERENCE

SEP 12 10 39 AM '84

REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of September, 1984, before me personally appeared Frank C. Batson, to me known to be the person who executed the foregoing instrument in behalf of Judy W. Batson and acknowledged that he executed the same as the free act and deed of the said Judy W. Batson.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of September, 1984.

My Commission Expires: 2/19/88

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6379 PAGE 754

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
			59900.00- CAMT.	
			155.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 162.24-	
9724A09/12/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I:49 1:30

IDENTIF. REFERENCE:

DEP 12 10 39 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068275