FILE BOX 2

FORM No. WD-1

BOOK 6404 PAGE 251

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,100.00

Peggy Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 19 84

Dina Cobb
Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
Larry Patton		The Lomas & Nettleton Company		MAP 96-16
(NAME)		(NAME)		
776 Fitzpatrick Road		2001 Bryan Tower		PARCEL 171
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37214		Dallas, Texas 75201		3D-
(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 Larry Patton and wife, Peggy Patton

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. 264-B, Zone Lot Divisions of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section Three of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat 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 6346, Page 974, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6076, Page 69, Book 6122, Page 482 and Plat Book 6250, Page 40, 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, to Ernest W. Turnbull, Trustee for The Lomas & Nettleton Company, dated July 17, 1984 with a present unpaid principal balance of approximately $57,000.00, of record in Book 6346, Page 977, 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 is ( ) unimproved ( ) property, known as 776 Fitzpatrick Road, Nashville, TN 37214
(XX) improved (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 12th day of September, 1984

Judy W. Batson by Frank Batson — Frank C. Batson

Judy W. Batson by Frank C. Batson, Attorney-in-fact — Frank C. Batson

3910

BOOK 6404 PAGE 252

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 12th day of September, 1984.

Commission expires 7-18-87

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 (their several oaths) acknowledged (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

1567746

IDENTIFICATION REFERENCE

Oct 15 9 58 AM '84

DAVIDSON COUNTY, TN REGISTER

WARRANTY DEED

FROM

Frank C. Batson
Judy W. Batson

TO

Larry Patton
Peggy Patton

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 12th day of September, 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, Tennessee, this the 12th day of September, 1984.

My Commission Expires: 7-18-87

Notary Public

NOTARY PUBLIC AT LARGE OF TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6404 PAGE 253

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

63100.00- CAMT.
164.06 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.56-
8910A10/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15674

IDENTIF. REFERENCE T

Oct 16 9 58 AM '84

REGISTER OF DAVIDSON COUNTY, TN

No. 0077203