FILE BOX 3

FORM No. WD-1

BOOK 6444 PAGE 617

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,752.19

Harold Gordon Weaver, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF June 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
Harold Gordon Weaver, Jr. (NAME)	Molton, Allen & Williams (NAME)	MAP 107-14
1005 Kirby Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	PARCEL 139
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	2DA-56865

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 Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Gordon Weaver, Jr.

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. 115 on the plan of a subdivision of the Temple O. Harris Farm Miro Meadows, of record in Book 1424, Page 94, Register's Office for said County.

SAID Lot No. 115 fronts 70 feet on the westerly margin of Kirby Drive and extends back between parallel lines 143.00 to a dead line.

BEING the same property conveyed to Frank Batson Quality Homes, Inc. by deed from Bradley J. Hoy and wife, Mary Jane Hoy of record in Book 6291, Page 349, 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 Bradley J. Hoy and wife, Mary Jane Millwood Hoy to Molton, Allen & Williams, dated January 2, 1980, with a approximate unpaid principal balance of $31,721.17, of record in Book 5552, Page 229, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

T. IDENTIF. REFERENCE.

Dec 11 8 51 AM '84

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

CLERK 1690 23

This is unimproved ( ) improved (XX) property, known as 1005 Kirby Avenue, (House Number) (Street) Nashville, TN 37217 (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 my hand this 1st day of June, 19 84

Frank Batson Quality Homes, Inc.
By: Frank Batson, Pres.
Frank Batson, President

12/11

4053

BOOK 6444 PAGE 618

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, ~~the undersigned~~ _____, a Notary Public within and for the State and County aforesaid, personally appeared ~~Frank Batson~~ _____ and _____ with whom I am personally acquainted and who upon (his~~,~~ ~~XXXXXXXXXXXXXXX~~ his oath ~~himself~~ ~~XXXXXXX~~) acknowledged (themselves~~,~~ ~~yourselves~~) to be the President and _____ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) as such President ~~XXXX~~ (she) 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 Frank Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 1st day of June 19 84

My commission expires 10-14-85

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Frank Batson Quality Homes, Inc.

TO

Harold Gordon Weaver, Jr.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

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

RECEIVED OF _____

FOR _____

BOOK 6444 PAGE 619

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
			36752.19- CAMT.	
			95.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 102.18-	
4053A	12/14/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 0 2 3

IDENTIF. REFERENCE

Dec 11 8 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91907