FILE BOX 3

FORM No. WD-1

BOOK 6478 PAGE 900

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,700.00

Donald M. Swaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF January, 19 85

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
Donald M. Swaney (NAME)	The Lomas & Nettleton Company (NAME)	MAP 96-16
717 Ortega Road (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 152
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	3D-81821

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 Donald M. Swaney and wife, Ann C. Swaney

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. 258-A, Zone Lot Division of Lot 258, Larchwood Subdivision, Section Three, plat of which is of record in Book 6250, page 297, amending plat in Book 5200, page 540, all of record in Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING part of the same property conveyed to Frank C. Batson and wife Judy W. Batson by deed from James M. Fischer, Jr., of record in Book 6373, page 518, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6076, page 69 and Book 6122, page 482, Register's Office said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

I. 7. 8. 2 8 3.

IDENTIF. REFERENCE

JAN 23 8 42 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 717 Ortega Road, (House Number) (Street) Nashville, TN 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 18th day of January, 1985

Judy W. Batson by Frank C. Batson atty in fact

Judy W. Batson

Frank C. Batson

01/23 CHECK

BOOK 6478 PAGE 901

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 they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of January 1985

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 (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

WARRANTY DEED

FROM

~~Frank C. Batson~~
Judy W. Batson

TO

Donald M. Swaney
Ann C. Swaney

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 18th day of January, 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 18th day of January, 1985

My Commission Expires: 3-5-88

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
STATE AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 6478 PAGE 902

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
			66700.00- CAMT.	
			173.42 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 179.92-	
			5383A01/23/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 2 8 3

IDENTIF. REFERENCE

JAN 23 8 42 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 102947