FILE BOX 3

FORM No. WD-1

QUITCLAIM DEED

BOOK 6501 PAGE 800

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~ 0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF February 19 85

Notary Public

MY COMMISSION EXPIRES: 10-4-85

(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
Frank Batson Quality Homes (NAME)	Same (NAME)	MAP 96-11A
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 11
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	3DZ-62240

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 Frank Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:~~ all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

BEING Unit B-3, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, page 435 and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit B-3 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, page 228; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Frank C. Batson and wife Judy W. Batson by deed from Howard Anderson and George Anton, Trustee, of record in Book 6225, page 536, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6472, page 435 and re-recorded in Book 6476, page 663, Register's Office said County.

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

CHECK This is unimproved ( ) improved (X) property, known as 428 Stewarts Ferry Pike, (House Number) (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do hereby 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 noted herein, and that we will and our heirs shall 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 22nd day of February 19 85

Judy W. Batson by Frank Batson
Judy W. Batson

Frank C. Batson
Frank C. Batson

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BOOK 6501 PAGE 801

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 22nd day of February, 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 (his oath / their several oaths) acknowledged (himself / 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

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IDENTIF. REFERENCE

MAR 1 9 05 AM '85

FEE $ _____ REGISTER
DAVIDSON COUNTY, TN

Quitclaim ~~WARRANTY~~ DEED

FROM

Frank C. Batson
Judy W. Batson

TO

Frank Batson Quality
Homes, Inc.

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 22nd day of February, 1985, 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 22nd day of February, 1985.

My Commission Expires: 10-14-85

Notary Public