File Box 3

FORM No. WD-1

[redacted]

QUITCLAIM DEED

BOOK 6520 PAGE 444

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Ventures Corp. (NAME)	Old Hickory Employees Credit Union (NAME)	MAP 96-11A
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Industrial Road (STREET ADDRESS)	PARCEL 11
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Old Hickory, TN 37138 (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 Southern Ventures Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A[redacted]~~ 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 the same property conveyed to Frank C. Batson and Judy W. Batson by Quitclaim Deed from Frank Batson Quality Homes, Inc. of record in Book 6501, page 802, Register's Office for said County.

THIS conveyance is subject ot 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 a Deed of Trust executed by Frank C. Batson and wife Judy W. Batson to D.J. Brewer, Trustee for Old Hickory Employees Credit Union, dated February 22, 1985, with a present unpaid principal balance of approximately $40,009.00, of record in Book 6501, page 805 and re-recorded in Book 6509, page 527, which the Grantees herein hereby assume and agree to pay.

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

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

~~[redacted]~~ hand and seal, ~~[redacted]~~ hereunto affixed our hand and seal, and we do covenant with the said GRANTEES, their 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.

$.00 93/2E

Witness our hand s this 19th day of March, 19 85

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

Judy W. Batson — Frank C. Batson

Frank C. Batson, Frank Batson and Frank Cope Batson being one and the same person.

2771

BOOK 6520 PAGE 445

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 19th day of March, 1985.

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 (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

Quitclaim ~~WARRANTY~~ DEED

FROM

Frank C. Batson
Judy W. Batson

IDENTIF. REFERENCE

TO

Southern Ventures Corporation

I 9 2 3 6 8 -

MAR 28 8 53 AM '85

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

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 19th day of March, 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 the 19th day of March, 1985.

My Commission Expires: 7-18-87

Notary Public