FILE BOX 3

FORM No. WD-1

BOOK 6529 PAGE 177

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Michael T. O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 1985

Notary Public

MY COMMISSION EXPIRES: 3-12-88

(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
Michael T. O'Neal		Liberty Federal Savings & Loan Associat		108-88
(NAME)		(NAME)		
3224 Elm Hill Pike		98 Annex		3D-74393
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37214		Atlanta, GA 30398		
(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 Michael T. O'Neal, Single

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. 246A, Zone Lot Division, Lots No. 244, 245 and 246, Section 2, Larchwood, of record in Plat Book 5800, page 280, amending Plat Book 5200, pages 57, 58 and 59, 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 Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., of record in Book 6516, page 217, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5681, page 532, Book 5688, page 696, Book 6011, page 130, Book 6137, page 474, and Book 6149, page 984, said Register's Office.

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

T 95 10 03

IDENTIF. REFERENCE

APR 9 9 17 AM '85

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3224 Elm Hill Pike, (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 22nd day of March, 1985

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

Judy W. Batson — Frank C. Batson

CHECK 159.90

5181

BOOK 6529 PAGE 178

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 March 19 85.

Commission expires 3-12-86

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

Michael T. O'Neal

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 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 22nd day of March, 1985.

My Commission Expires: 3-12-86

Notary Public

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

RECEIVED OF _____

FOR _____

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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

59000.CO- CAMT.
153.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.90-
6181A04/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 1 0 3

IDENTIF. REFERENCE

APR 9 9 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 123168