File Box 4

FORM NO. WD-1
#85-1-34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 19 85.

Notary Public

MY COMMISSION EXPIRES: 2-19-88

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, SUITE 500, ONE CHURCH STREET BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JO ANN MOORE (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	96-16A-11
311 Lake Brink Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	

FOR AND IN 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 Jo Ann Moore, unmarried

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. 6 on the Plan of Larchwood, Phase One, Section One, of record in Book 6200, page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank C. Batson and wife, Judy Batson by Deed from Larchwood Homes Associates of record in Book 6448, 772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6299, page 152 and re-recorded in Book 6301, page 82, and Book 6301, page 96 and amended in Book 6391, page 449, and Book 6391, page 459, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee herein, assumes and agrees to pay the unpaid balance owing on a certain note executed by the Grantors herein to The Lomas & Nettleton Company in the original principal amount of $45,900.00 of record in Book 6448, page 775, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Judy W. Batson pursuant to a "Power of Attorney" executed by same on the 10th day of May, 1978, of record in Book 5292, Page 774, said Register's Office.

CHECK
This is { unimproved ( ) / improved (X) } property, known as 311 (House Number) Lake Brink Drive (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 heirs 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 convey 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 hands this 30th day of January, 19 85

Frank C. Batson
Frank C. Batson

Judy W. Batson by Frank Cope Batson
Judy W. Batson
BY: FRANK COPE BATSON, Atty-In-Fact

94/09 162 24 5214

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STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1985.

Notary Public

Commission Expires 2-19-88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19__.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Frank C. Batson and wife,

TO Judy W. Batson

IDENTIF. REFERENCE

Jo Ann Moore

APR 9 9 48 AM '85

REGISTER
DAVIDSON COUNTY, TN

1.95 1.35

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 30th day of January, 1985, before me personally appeared FRANK COPE BATSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUDY W. BATSON, and acknowledged that he executed the same as the free act and deed of the said JUDY W. BATSON.

My Commission Expires: 2/19/88

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

59900.00- CAMT.
155.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
6214A04/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:95 1:3:6'

IDENTIF. REFERENCE

APR 9 9 40 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 123201