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FORM No. WD-1

QUITCLAIM DEED

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

Frank C. Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 1985

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

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

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Batson Quality Homes	Same	MAP 108-4
(NAME)	(NAME)	
5176 Lebanon Road		PARCEL 109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		3D-85619
(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 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 Lot NO. 305 of Plan of Section 3, Larchwood, of record in Book 5200, page 540, Regsiter's Office for Davidson County, Tennessee, to which plan reference is hereby made for a full and complete legal 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 6308, page 629, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6079, page 69 and Book 6122, page 482, Register's Office for said County.

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

This is (unimproved ( ) / improved (XX)) property, known as 3001 Blackwood Drive, (House Number) (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD~~ the said land with all the appurtenances, estate, title and interest thereto belonging to the said ~~GRANTEES~~ for their own use and benefit 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 unincumbered, 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 8th day of April, 1985

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

Frank C. Batson
Frank C. Batson

7685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 8th day of April, 19 85

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 (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

Quitclaim ~~WARRANTY~~ DEED

FROM Frank C. Batson
Judy W. Batson

TO Frank Batson Quality Homes, Inc.

I 96306

IDENTIF. REFERENCE

APR 12 4 09 PM '85
PEL. A. WILLIS, JR. 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 8th day of April, 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 8th day of April, 1985.

My Commission Expires: 7-18-87

Notary Public