FORM No. WD-1

BOOK 6533 PAGE 251

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,700.00

Karl R. Montgomery Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 85

Gordon Weaver
Notary Public

MY COMMISSION EXPIRES: [illegible] 1-10-89

(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
Karl Ray Montgomery, Jr. (NAME)	The Lomas & Nettleton Company (NAME)	MAP 108-4
3001 Blackwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 109
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	3D-85619

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 Karl Ray Montgomery, Jr. and wife, Sheril Ann Montgomery

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. 305 of Plan of Section 3, Larchwood, of record in Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a full and complete legal description of said lot.

BEING the same property conveyed to Frank C. Batson and wife Judy W. Batson by deed from Frank Batson Quality Homes, Inc., of record in Book 6532, page 697, 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 a Deed of Trust executed by Frank C. Batson and wife Judy W. Batson to Jess Hay, Trustee, for The Lomas & Nettleton Company, dated April 8, 1985, with a present unpaid principal balance of $66,750.00, of record in Book 6532, page 700, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

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

This is unimproved ( ) improved (XX) property, known as 3001 Blackwood Drive, Nashville, TN 37214
(House Number) (Street) (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 13th day of April, 19 85

Judy W. Batson by Frank C. Batson attn-in-fact — Frank C. Batson

Judy W. Batson — Frank C. Batson

7222

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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 and wife, Judy W. Batson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April 19 85

Commission expires 1-10-89 Gordon Weaver
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

WARRANTY DEED

FROM

Frank C. Batson
Judy W. Batson

TO

Karl Ray Montgomery, Jr.
~~Sheril Ann Montgomery~~

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

IDENTIF. REFERENCE

APR 15 11 25 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

19648

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6533 PAGE 253

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
			74700.00- CAMT.	
			194.22 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	200.72-
7922A04/15/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 4 9 8

IDENTIF. REFERENCE

APR 15 11 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 124859