FORM No. WD-1

BOOK 6533 PAGE 263

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION ~~OR VALUE AS MAY BE~~ ~~HEREIN~~ ~~WHICHEVER~~ IS GREATER FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 12-28-87

(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
Frank Batson Quality Homes	Same	MAP 108-4
(NAME)	(NAME)	
5176 Lebanon Road		PARCEL 92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		3D-81383
(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~~ 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. 281, 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 more 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 6308, page 629, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6076, page 69 and Book 6122, page 482, Register's Office for said County.

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

I 9 6 5 0 2

IDENTIF. REFERENCE

APR 15 11 29 AM '85

DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (XX) property, known as 845 Fitzpatrick Road, 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~~ ~~thereunto belonging~~ ~~unto 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 noted herein~~ ~~and we do 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 every lawful claim whatsoever.~~ 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, 19 85

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

Frank C. Batson

7226

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, 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 (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.

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