WARRANTY DEED

BOOK 6542 PAGE 857

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Quenelle Burnes	RIHT Mortgage Service Corp.	Map 43-9
P.O. Box 425 (NAME)	P.O. Box 2127 (NAME)	Parcel 177
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tn. 37116 (CITY) (STATE) (P. O. ZIP)	Charlotte, N.C. 28211 (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~~ I, Dennis Lee Batts, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. Quenelle Burnes

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. 20 of Block "C" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Dennis L. Batts and wife, Maria L. Batts, by deed from Jimmy D. Raynes and wife, Marilyn Raynes, of record in Book 6238, page 77, Register's Office for Davidson County, Tennessee, and being the same property vested in Dennis Lee Batts by Final Judgment in the Probate Court of Davidson County, Tennessee, No. 84D-2745 of record in Book 6535, page 599, said Register's Office.

Upon the delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 6238, page 79, said Register's Office, payable to RIHT Mortgage Corporation.

The above property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2. Restrictive covenants contained in deed of record in Book 1044, page 266, said Register's Office.

3. The above deed of trust assumed by Grantee.

This is unimproved ( ) improved (X) property, known as 225 Dupont Avenue, Madison, Tennessee 37115
(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 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 successors, assigns 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 my hand this 25th day of April, 19 85.

Dennis Lee Batts

Dennis Lee Batts

04/25/85 10:33 CHECK

2176

Form 3

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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 Dennis Lee Batts, 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 25 day of April, 19 85.

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

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, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Dennis Lee Batts, an unmarried person

TO
L. Quenelle Burnes

IDENTIF. REFERENCE

APR 26 3 35 PM '85
DAVIDSON COUNTY, TN

I 9 9 9 6 0

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 43,838.49

L. Quenelle Burnes

Subscribed and sworn to before me this 25 day of April, 19 85.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
			43838.49- CAMT.	
			113.83 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 120.38-	
2176A	04/26/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

199960

IDENTIF. REFERENCE

APR 26 3 35 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 129010