FILE IN BOX #4

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

MAP 96-11A PARCEL 5

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00 .

Paul W. Reed
Affiant

Subscribed and sworn to before me this the 7th day of May, 1985.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| Paul W. Reed | The Lomas & Nettleton Company |
| (Name) | (Name) |
| 454 Stewarts Ferry Pike | 2001 Bryan Tower |
| (Street Address) | (Street Address) |
| Nashville, Tennessee 37214 | Dallas, Texas 75201 |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all 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 Paul W. Reed and wife, Lisa T. Reed, Frank R. Tate and wife, Carol A. Tate, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. A-5 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson, by Deed from Howard Anderson and George Anton, Trustees, of record in Book 6225, Page 536, 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.

THIS is improved property, known as Apartment No. A-5 , Hickory Place Condominiums, 454 Stewarts Ferry Pike, Nashville, Tennessee 37214.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions of the Master Deed of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee.

05/09 13:50- CHECK

5235

2. All terms and provisions of the Charter of Hickory Place Homeowners' Association, of record in Book 6472, Page 429, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions as shown on the plat of Hickory Place Condominiums set forth as Exhibit "A" of the Master Deed.

4. Taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and we do covenant with the said "Grantee(s)" 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/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", 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.

IN WITNESS WHEREOF, Frank C. Batson and wife, Judy W. Batson, have caused their names to be affixed hereto on this 7th day of May, 1985.

J.O. 3.2.6.0.

IDENTIF. REFERENCE

MAY 9 2 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Frank C. Batson
FRANK C. BATSON

JUDY W. BATSON
Judy W. Batson
by Frank Cope Batson atty-in-fact
BY: FRANK COPE BATSON,
Her Attorney-In-Fact

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 and wife, JUDY W. BATSON, the bargainors, 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 7th day of May, 1985.

My commission expires: 2/19/88

Notary Public

STATE OF TENNESSEE )
DAVIDSON COUNTY )

On this 7th day of May, 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 _____ BOOK 6553 PAGE 88

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

65000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
6236A05/09/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J.O. 3260

IDENTIF. REFERENCE

MAY 9 2 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 132959**