FORM No. 1111

6888 5553 PAGE 841

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 56,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-4-1988

(AFFIX SEAL)

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

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Frank C. Batson	The Lomas & Nettleton Company	MAP 96-16
(NAME)	(NAME)	
719 Ortega Road	2001 Bryan Tower	30-81821
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Dallas, Texas 75201	
(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 Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. Batson and wife, Judy W. Batson

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 258-B, Zone Lot Division of Lot 258, Larchwood, Section 3, of record in Plat Book 6250, page 297, amending Plat Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Frank Batson Quality Homes, Inc. by deed from Frank C. Batson and wife Judy W. Batson, of record in Book _____, page _____, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6076, page 69, Book 6122, page 482 and Plat Book 6250, page 297, Register's Office for said County.

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

J 0 3 5 0 5

IDENTIF. REFERENCE

MAY 10 12 41 PM '85

FEE $ REGISTER
DAVIDSON COUNTY, TN

This is improved [xx] unimproved [ ] property, known as 719 Ortega 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, 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 convey 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 my hand this 9th day of May, 19 85

Attest:

Frank Batson Quality Homes, Inc.
By: Frank C. Batson
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF

BOOK 6553 PAGE 842

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted and who upon oath ~~XXXXXXXXXXXXXX~~ his oath acknowledged ~~XXXXXXX~~ himself to be the President and _____ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that ~~(he)~~ as such ~~XXXX~~ President and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 9th day of May 19 85

My commission expires 10-14-85

_____
Notary Public

MAY 11 1985
NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

Frank Batson Quality Homes, Inc.

TO

Frank C. Batson
Judy W. Batson

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Valice Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
Attorney at Law
1187 Valice Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6553 PAGE 843

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

66700.00- CAMT.
173.42 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 179.92-
6590A05/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 3 5 0 5

IDENTIF. REFERENCE

MAY 10 12 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133301