FILE IN BOX #4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 96-11A PARCEL 18

The actual consideration or value, whichever is greater, for this transfer is $ None .

Frank C. Batson
Affiant

Subscribed and sworn to before me this the 9th 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:
Frank C. Batson	The Lomas & Nettleton Company
(Name)	(Name)
5176 Lebanon Road	2001 Bryan Tower
(Street Address)	(Street Address)
Nashville, Tennessee 37138	Dallas, Texas 75201
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), 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 quitclaimed and by these presents do convey unto Frank Batson Quality Homes, Inc., hereinafter called the "Grantee(s)", a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. C-2 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. C-2, Hickory Place Condominiums, 410 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.

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.

IN WITNESS WHEREOF, Frank C. Batson and wife, Judy W. Batson, have caused their names to be affixed hereto on this 9th day of May, 1985.

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, the bargainor 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 9th day of May, 1985.

My commission expires: 2/19/88

Peter Weiss
Notary Public

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 9th 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

Peter Weiss
Notary Public

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IDENTIF. REFERENCE

MAY 14 9 34 AM '85

FELIX ROBERTSON REGISTER
DAVIDSON COUNTY, TN