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 $ 55,000.00 .

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)

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, FRANK BATSON QUALITY HOMES, INC., hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto FRANK C. BATSON and wife JUDY W. BATSON, 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. 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 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 6555, Page 621, Register's Office for Davidson County, Tennessee.

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.

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 "the Grantor" covenants with the said "Grantee(s)" that it lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; "the Grantor" further covenants and binds itself 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, this 9th day of May, 1985.

FRANK BATSON QUALITY HOMES, INC.

BY: Frank C. Batson, Pres.

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRANK C. BATSON with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the FRANK BATSON QUALITY HOMES, INC. the within named bargainor, a corporation and that he as such President, being authorized to so 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.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 1985.

My commission expires: 2/19/88

Notary Public

PETER NELSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J.O. 4097

IDENTIF. REFERENCE

MAY 14 9 34 AM '85

FEE $ REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6555 PAGE 625

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
7323A05/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0409 7

IDENTIF. REFERENCE

MAY 14 9 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134016