FORM No. WD-1

BOOK 6563 PAGE 342

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-24-85

(AFFIX SEAL)

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

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Harold G. Weaver, Jr. (NAME) | The Lomas & Nettleton Company (NAME) | MAP 96-16 |
| 719 Ortega Road (STREET ADDRESS OR ROUTE NUMBER) | 2001 Bryan Tower (STREET ADDRESS) | 3D-81821 |
| Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP) | Dallas, Texas 75201 (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 C. Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold G. Weaver, Jr.

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 C. Batson and wife Judy W. Batson by deed from Frank Batson Quality Homes, Inc., of record in Book 6553, page 841, 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 a Deed of Trust executed by Frank C. Batson and wife Judy W. Batson to Jess Hay, Trustee for The Lomas & Nettleton Company, dated May 9, 1985, with a present unpaid principal balance of $60,250.00, of record in Book 6553, page 844, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee.

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

This is unimproved ( ) improved (XX) property, known as 719 Ortega Road, (House Number) (Street) Nashville, TN 37214 (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 covey 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 our hand s this 22nd day of May, 19 85

Judy W. Batson by Frank C. Batson attorney in fact — Frank C. Batson

Judy W. Batson

Frank C. Batson

BK 6563 PG 343

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 Frank C. Batson

the bargainor s , 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 22nd day of May 19 85

Commission expires January 10, 1989

Gordon Weaver
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of May, 1985, before me personally appeared Frank C. Batson, to me known to be the person who executed the foregoing instrument on behalf of Judy W. Batson and who acknowledged that he executed the same as the free act and deed of the said Judy W. Batson, by virtue of that Power of Attorney, duly executed by the said Judy W. Batson and appearing of record in Book 5292, Page 774, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of May, 1985.

My Commission Expires: January 10, 1989

Gordon Weaver
Notary Public

WARRANTY DEED

FROM

Frank C. Batson
Judy W. Batson

TO

Harold G. Weaver, Jr.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

J 0 6 9 1 8

IDENTIFICATION REFERENCE

MAY 22 2 33 PM '85

DAVIDSON COUNTY, TN

593

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

RECEIVED OF _____ BOOK 5563 PAGE 344

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

66700.00- CAMT.
173.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.92-
0593A05/22/85 BAL .00

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

J 0 6 9 1 8

IDENTIF. REFERENCE

MAY 22 2 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 137210