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Field Bk. 7DA-71593
Map & Parcel No. 104-10C No. 7

SEND TAX STATEMENT TO:
Dr. Jack M Batson
324 Elmington Avenue
Nashville, Tenn. 37205

This Instrument Prepared By:
Gayle T. Moyer
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, VALLIE JUNE FARRELL, unmarried, have bargained and sold and by these presents do transfer and convey unto JACK M. BATSON, his heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Unit No. D-7 on the Plan of Elmington Condominium as of record in Plat Book 4300, page 200, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Vallie June Farrell by deed from Janice W. Ericson, unmarried, of record in Book 6318, page 132, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1985 Metro taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee's assuming responsiblity for payment of same.

2. Terms and conditions of Master Deed and By-Laws of Elmington Condominium Association of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established

pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land or embracing the regime and buildings thereon and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws (at page 553) of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee.

4. Master Deed and By-Laws made applicable to Plan of record in Book 4300, page 200, of record in Book 4673, page 102, Register's Office for Davidson County, Tennessee.

5. Conditions of owner's certificate, various easements, limitations and restrictions, as shown on the Plan of Elmington Condominium of record in Book 4300, page 200, Register's Office of Davidson County, Tennessee.

6. Terms and conditions of agreement of record in Book 4699, page 433, Register's Office of Davidson County, Tennessee.

7. All visible roadway and utility easments.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 31st day of May, 1985.

Vallie June Farrell

VALLIE JUNE FARRELL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Joyce L. Moyer, a Notary Public in and for said County and State, the within named VALLIE JUNE FARRELL, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 31st day of May, 1985.

Gayle L. Moyer
Notary Public

My Commission Expires:

5-20-87

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $133,330.

Jack M. Batson Sr. M.D.
Affiant

Sworn to and subscribed before me on this the 31st day of May, 1985.

Gayle L. Moyer
Notary Public

My Commission Expires:

5-20-87

ADDRESS OF NEW OWNER:
Dr. Jack M. Batson
324 Christon Avenue
Nashville, Tennessee 37205

J 0 9 4 6 5

IDENTIF. REFERENCE

JUN 3 11 04 AM '85

FELIX A. MILLER, JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

133330.00- CAMT.
346.56 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 356.06
3713A06/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.0.9 4.6 5

IDENTIF. REFERENCE

JUN 3 11 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140252