FILE BOX 3

BOOK 5643 PAGE 397

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION ~~XXXXXXXXXXXXXX XXXXXXXXXXXXXX~~ FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 1985

Notary Public

MY COMMISSION EXPIRES 7-18-87

(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
Frank Batson Quality Homes (NAME)	Same (NAME)	MAP 96-16
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 688
Old Hickory, TN 37138 (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 C. Batson and wife Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX all their right, title and interest in and to that certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows: to wit:

BEING Lot No. 257-B, Zone Lot Division of Lots 254-257 and 259, Larchwood, Sec. 3, of record in Plat Book 6250, page 454, 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 part of the same property conveyed to Frank C. Batson and wife Judy W. Batson by deed from James M. Fischer, Jr. and wife Mary V. Fischer, of record in Book 6373, page 518, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6072, page 69, Book 6122, page 482 and Book 6250, page 454, Register's Office for said County.

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

32642 IDENTIFI REFERENCE
AUG 30 8 16 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 723 Ortega Road, (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX hand and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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 hands this 21st day of August, 1985

Frank C. Batson

Judy W. Batson by Frank Batson atty in fact

Judy W. Batson

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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 , with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1985.

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) / (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

Quitclaim
~~WARRANTY~~ DEED

FROM

Frank Batson

TO

Frank Batson Quality Homes, Inc.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of August, 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 21st day of August, 1985.

My Commission Expires: 7-18-87

Notary Public