FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF August 1985

Notary Public

MY COMMISSION EXPIRES: 10-4-85

(AFFIX SEAL)

BOOK 6652 PAGE 619

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
Stephen A. Kanies	The Lomas & Nettleton Company	MAP 96-16
(NAME)	(NAME)	
715 Ortega Road	2001 Bryan Tower	PARCEL 153
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Dallas, Texas 75201	3D-81820
(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 Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen A. Kanies and wife, Katherine D. Kanies and Frank C. Batson and wife, Judy W. Batson

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 No. 259-B Zone Lot Division lots 254-257 & 259 on the Plan of Larchwood Subdivision Section 3 of record in Plat Book 6250, page 454, Amending Plat Book 5200, page 540, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank Batson Quality Homes, Inc. by Quitclaim Deed from Frank C. Batson and wife Judy W. Batson, of record in Book 6652, page 617, Register's Office for said County.

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

THIS conveyance is subject to restrictive covenants of record in Book 6072, page 69, Book 6122, page 482, and in Plat Book 6250, page 454, Register's office for said County.

unimproved ( ) property, known as 715 Ortega Road (House Number) (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)
This is improved (XX)

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 my hand this 15th day of August, 1985

Attest:

Frank Batson Quality Homes, Inc.
By: Frank C. Batson
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF

BOOK 6652 PAGE 620

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ or proved to me on the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXX~~ his oath acknowledged ~~XXXXXXX~~ himself (themselves) to be the President and _____ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) as such President XXXX(they) 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 Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 15th day of August 85

My commission expires 10/1/85

_____
Notary Public

3 5 3 8 4

IDENTIFICATION REFERENCE

SEP 11 9 10 AM '85

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

~~Frank Batson Quality Homes, Inc.~~

TO

Stephen A. Kanies
~~Katherine D. Kanies~~
Frank C. Batson
Judy W. Batson

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

FILE BOX 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6652 PAGE 621

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66100.CO- CA'IT.	
			171.66 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	178.36-
5639A09/11/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35384

IDENTIFICATION REFERENCE

SEP 11 9 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171397

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