FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,974.42

D Lynne Batey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 1985.

Notary Public

MY COMMISSION EXPIRES: 3-25-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David A. Harrelson, 2108 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Lynne Batey (NAME)	The Kissell Company (NAME)	Map 42-7-A
821 Heritage Circle (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 43
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	11D-92910

FOR AND IN 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 Stannard E. Phelps, Jr. and wife, Loretta C. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Lynne Batey, an unmarried person

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. 207 on the plan of Revised Phase Two, Heritage Square, as of record on Plat Book 5200, page 378, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Stannard E. Phelps, Jr. and wife, Loretta C. Phelps, by deed from Fox Ridge Homes, Inc., of record in Book 5988, page 619, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights of way for public utilities.

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

This conveyance is subject to first mortgage held by The Kissell Company as evidenced by a Deed of Trust of record in Book 5988, page 622, and addendums thereto of record in Book 5988, page 626, and Book 5988, page 629, and Buyer assuming unpaid balance of said Deed of Trust and addendums thereto; new Deed of Trust, incorporating addendums for Section 235 Assistance therein by reference, being recorded simultaneously herewith.

09/27/85 1057 -33.90- CHECK

This is unimproved ( ) improved (X) property, known as 821 Heritage Circle (House Number) (Street) Madison (P. O. Address) Tennessee (City or Town) 37115 (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 heirs 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 convey 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 hands this 25th day of September, 1985

Stannard E. Phelps by David A. Harrelson
STANNARD E. PHELPS by David A. Harrelson, atty in fact

Loretta C. Phelps by David A. Harrelson
LORETTA C. PHELPS, by David A. Harrelson
Attorney in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Connie E. Calvert, a Notary Public in and for said County and State, the within named David A. Harrelson, attorney in fact for Stannard E. Phelps, Jr. and attorney in fact for Loretta C. Phelps

the bargainor X, 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 25th day of September, 1985.

Commission expires March 27, 1988

Connie E. Calvert
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Stannard E. Phelps, Jr. and wife

Loretta C. Phelps

TO

D. Lynne Batey, an unmarried person

3 9 8 9 2

IDENTIFICATION REFERENCE

SEP 27 1 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FILED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			48974.42- CAMT	
			127.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 133.90-	
			1097A09/27/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39892

IDENTIFICATION REFERENCE

SEP 27 1 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176703