FILE IN BOX #4

MAP 96-11 "A" PARCEL 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 62,400.00 .

Gordon Weaver
Affiant

Subscribed and sworn to before me this the 13th day of November, 1985.

My Commission Expires: 2/19/88

Notary Public

BOOK 6709 PAGE 727

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
FRANK BATSON QUALITY HOMES, INC.	"OWNER"
(Name)	(Name)
5176 Lebanon Road	
(Street Address)	(Street Address)
Old Hickory, Tennessee 37138	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, We, FRANCES K. JONES FORTENBERRY and husband, WILLIAM COY FORTENBERRY, 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 "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. A-6 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such Unit.

BEING the same property conveyed to Frances K. Jones by Deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6482, Page 745, Register's Office for Davidson County, Tennessee. The said Frances K. Jones having since married and now being Frances K. Jones Fortenberry.

WILLIAM Coy Fortenberry, husband of the above named Frances K. Jones Fortenberry, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS is improved property, known as Apartment No. A-6, Hickory Place Condominiums, 452 Stewarts Ferry Pike, Nashville, Tennessee 37214.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions of the Master Deed of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of Hickory Place Homeowners' Association, of record in Book 6472, Page 429, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions as shown on the plat of Hickory Place Condominiums set forth as Exhibit "A" of the Master Deed.

4. Taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee", its successors and/or assigns forever; and we do covenant with the said "Grantee" 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/or assigns to warrant and forever defend the title to the said land to the said "Grantee", its successors and/or 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.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 13th day of November, 1985.

5311 8

IDENTIFICATION REFERENCE

Nov 14 3 47 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Frances K. Jones Fortenberry
FRANCES K. JONES FORTENBERRY

William Coy Fortenberry
WILLIAM COY FORTENBERRY

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named FRANCES K. JONES FORTENBERRY and husband, WILLIAM COY FORTENBERRY, the bargainors, 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 13th day of November, 1985.

My Commission Expires: 2/19/88

Notary Public

WARRANTY DEED

FROM

FRANCES K. JONES FORTENBERRY, ETVIR

TO

FRANK BATSON QUALITY HOMES, INC.

#85-11-15

FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 729

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

624[illegible].00- CONST.
162.[illegible]4 STATE
.50 PROBATE
6.00 MORTG
CHECK 169.74-
6841A11/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53118

IDENTIFICATION REFERENCE

Nov 14 3 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192045