STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FILE IN BOX #4
MAP 96-11 "A" PARCEL 3DZ-85815

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00 .

BOOK 6709 PAGE 730

Karen A. Dotter
Affiant

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

My Commission Expires: 2/19/88

Notary Public

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:
Karen A. Dotter	The Lomas & Nettleton Company
(Name)	(Name)
452 Stewarts Ferry Pike	2001 Bryan Tower
(Street Address)	(Street Address)
Nashville, Tennessee 37214	Dallas, Texas 75201
(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(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, FRANK BATSON QUALITY HOMES, INC., hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto KAREN A. DOTTER, unmarried, hereinafter called the "Grantee", her heirs and 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 in 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 Frank Batson Quality Homes, Inc., by Deed from Frances K. Jones Fortenberry and husband, William Coy Fortenberry, of record in Book 6704, Page 727, Register's Office for Davidson County, Tennessee.

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", her heirs and assigns forever; and it does covenant with the said "Grantee" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee", her 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.

IN WITNESS WHEREOF, the "Grantor", has caused its name to be affixed hereto by its duly authorized officer on this 13th day of November, 1985.

FRANK BATSON QUALITY HOMES, INC.

BY: Frank C. Batson, Pres.
FRANK C. BATSON, President

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRANK C. BATSON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of FRANK BATSON QUALITY HOMES, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said FRANK C. BATSON as such President.

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 5311 9

FROM IDENTIFICATION REFERENCE

FRANK BATSON QUALITY HOMES, INC.

Nov 14 3 47 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO

KAREN A. DOTTER, unmarried

#85-11-14

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 732

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

55000.00- CONT.
143.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 143.50-
6842A11/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.311-9

IDENTIFICATION REFERENCE

Nov 14 3 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192046

732