BOOK 6728 PAGE 793

FILE IN BOX #4
MAP 96-11 "A" PARCEL 17
#85-12-9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 54,491.41 .

Ronnie B. Rowland
Affiant

Subscribed and sworn to before me this the 6th day of December, 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:
RONNIE B. ROWLAND	THE LOMAS & NETTLETON COMPANY
(Name)	(Name)
408 Stewarts Ferry Pike	2001 Bryan Tower
(Street Address)	(Street Address)
Nashville, Tennessee 37214	Dallas, Texas 75201
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

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, SCOTT E. COBB and wife, ELLA I. COBB, and 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 RONNIE B. ROWLAND, unmarried, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. C-1 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 Scott E. Cobb and wife, Ella I. Cobb, and Frank C. Batson and wife, Judy W. Batson, by Deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6560, Page 330, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantors herein to The Lomas & Nettleton Company in the original principal amount of $54,100.00, of record in Book 6560, Page 334, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Judy W. Batson pursuant to a "Power of Attorney" executed by same on the 10th day of May, 1978, of record in Book 5292, Page 774, said Register's Office.

THIS is improved property, known as Apartment No. C-1, Hickory Place Condominiums, 408 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", his heirs and 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", his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors", have caused their names to be affixed hereto on this 6th day of December, 1985.

Scott E. Cobb
SCOTT E. COBB

Frank C. Batson
FRANK C. BATSON

JUDY W. BATSON

Ella I. Cobb
ELLA I. COBB

Judy W. Batson by Frank Cope Batson atty. in fact
BY: FRANK COPE BATSON, Atty-In-Fact

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named SCOTT E. COBB and wife, ELLA I. COBB, and FRANK C. BATSON, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 1985.

My Commission Expires: 2/19/88

Notary Public

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 6th day of December, 1985, before me personally appeared FRANK COPE BATSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUDY W. BATSON and acknowledged that he executed the same as the free act and deed of the said JUDY W. BATSON.

My Commission Expires: 2/19/88

Notary Public

5921 IDENTIFICATION REFERENCE
Dec 6 4 01 PM '85
FELIX Z. ALSUP, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6729 PAGE 795

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
			5A/E1.A1- [illegible]	
			141.70 [illegible]	
			.30 [illegible]	
			6.00 [illegible]	
			[illegible]	147.00-
			4106A12/06/00 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 2 1 6 — 6

IDENTIFICATION/REFERENCE

Dec 6 4 04 PM 95

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199143