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File 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,235.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/17/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Ray Batts et al (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	108-8-122
3211 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	3-D-73920
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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 Gregory Rosevear and wife, Mary Rosevear

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Ray Batts and Jacqueline D. Pennington,

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:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Section One of Trailwood Subdivision, of record in Book 5210, page 351, Register's Office for said County.

Being the same property conveyed to Gregory Rosevear and wife, Mary Rosevear by deed from Joel Wilson Construction Co., Inc., of record in Book 5862, page 564, Register's Office for Davidson County, Tennessee.

5397.47 IDENTIFICATION REFERENCE

Dec 10 11 54 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to TENNESSEE HOUSING DEVELOPMENT AGENCY (Third National Mortgage Company) of record in Book 5862, page 567, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved ( ) property, known as 3211 Elm Hill Pike, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (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 seised 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 their hands this 5th day of December, 19 85

Gregory Rosevear by Mary Rosevear Attorney in fact
GREGORY ROSEVEAR

Mary Rosevear
MARY ROSEVEAR

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

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

MARY ROSEVEAR,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of December 19 85.

Commission expires 10/19/86

_____
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

NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 5th day of December, 1985, before me personally appeared MARY ROSEVEAR, to be known to be the person who executed the foregoing instrument in behalf of GREGORY ROSEVEAR, as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said GREGORY ROSEVEAR, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of December, 1985.

_____
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 10/19/86

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

6[illegible]55.16- CONT.
161.73 CSTAX
.50 PRFEE
6.00 WMSTD
CHECK 168.23-
4766A12/10/85 BNL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5974

IDENTIFICATION REFERENCE

DEC 10 11 54 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 199785