FILE BOX 3

FORM NO. TD-1

BOOK 6776 PAGE 117

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,854.22

Frank C. Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 86

Notary Public

MY COMMISSION EXPIRES: 5-28-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank C. Batson (NAME)	The Lomas & Nettleton Company (NAME)	MAP 96-16
762 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 154
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	3D-81142

FOR AND 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, Charles M. King and wife, Hazel King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. Batson and wife, Judy W. Batson

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 N. 260-A, Zone Lot Divisions of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section Three of record in Plat Book 6250, Page 40 amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles M. King and wife, Hazel King by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6404, page 181, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6076, page 69, Book 6122, page 482 and Plat Book 6250, page 40 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Frank C. Batson and wife Judy W. Batson to Ernest W. Turnbull, Trustee for the Lomas & Nettleton Company, dated July 17, 1984, with a present unpaid balance of approximately $56,854.22 of record in Book 6344, page 278, which the Grantees herein assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 762 Fitzpatrick Road, Nashville, TN 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 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 hand s this 24th day of January, 19 86

Hazel King

Charles M. King

1-115

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. King and wife, Hazel King

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 24th day of January

Commission expires 9-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths / his oath) acknowledged (themselves / himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

7.36

FEB 4 10 AM '86

FELIX Z. WILLIS
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

WARRANTY DEED

FROM
Charles M. King
Hazel King

TO
Frank C. Batson
Judy W. Batson

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

50884.52 CO TX
147.56 CO TX
.50 PRFEE
6.00 MISC
CHECK 154.56-
1689A02/04/86 BAL .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3646

IDENTIFICATION REFERENCE

FEB 4 8 10 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216304