FILE IN BOX #4
MAP 96-11A PARCEL 28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Janet L. Hyde
Affiant

Subscribed and sworn to before me this the 24th day of February, 1986.

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:
JANET L. HYDE	THE LOMAS & NETTLETON COMPANY
(Name)	(Name)
331 Hickory Place, Unit #D-4	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, We, 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 JANET L. HYDE, unmarried, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. D-4 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 and the Amendment to the Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, re-recorded in Book 6476, Page 663, and amended by instrument of record in Book 6654, Page 910, and corrected by instrument of record in Book 6759, Page 533, 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 "B" of said Amendment to the Master Deed, as amended and corrected, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson, by Deed from Howard Anderson and George Anton, Trustees, of record in Book 6225, Page 536, 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. D-4, Hickory Place Condominiums, 331 Hickory Place, Nashville, Tennessee 37214.

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

1. All terms and provisions of the Master Deed and the Amendment to the Master Deed, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, and in Book 6654, Page 910, and corrected by instrument of record in Book 6759, Page 533, 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 "B" of the Master Deed as amended and corrected.

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(s)", her heirs and assigns forever; and we do covenant with the said "Grantee(s)" 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(s)", 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, Frank C. Batson and wife, Judy W. Batson, have caused their names to be affixed hereto on this 24th day of February, 1986.

7.8598

IDENTIFICATION REFERENCE

FEB 26 12 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Frank C. Batson
FRANK C. BATSON

JUDY W. BATSON

Judy W. Batson by Frank Cope Batson atty-in-fact
BY: FRANK COPE BATSON,
Attorney-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 FRANK C. BATSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1986.

My Commission Expires: 2/19/88

Notary Public

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 24th day of February, 1986, 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

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

6840[illegible] 0- CAPT.
168.34 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 168.34-
7775A02/26/86 30L .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78598

IDENTIFT REFERENCE

FEB 26 12 13 PM '86

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 222237