This instrument prepared by: Ballew-Freeman, Attorneys, 333 Gallatin Rd.,Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray M. Batts	same	26-15, 17
(NAME) 502 Thompson Lane	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn.	(STREET ADDRESS)	BOOK 6804 PAGE 825
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100----------
----------$10.00---------- Dollars,
cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

RUSH

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
MAR 17 9 10 AM '86
IDENTIFICATION REFERENCE
8 3 3 1 9

HUBERT L. BAKER AND WILLIAM PENKAVA, Tenants in Common

have this day bargained and sold, and do hereby transfer and convey unto the said RAY M. BATTS,

his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in Davidson County, Tennessee, as described according to a survey by Ahler-Martin Company, dated 12-17-85, and being property Map 26-15-17, and further described as follows:

BEGINNING at an iron pin in the southerly margin of Gallatin Pike, said point being the northwesterly corner of this tract, thence South 50 deg. 01' 30" E, 305.92 feet to an iron pin, thence South 40 deg. 36' W, 250.00 feet to an iron pin in the northeasterly margin of Northside Drive, thence along said margin along a curve having a radius of 875.00 feet, northwesterly a distance of 83.00 feet to an iron pin, thence North 43 deg. 58' West, 221.73 feet to a point, thence along a curve to the right, having a radius of 25.00 feet, a distance of 39.62 feet to a point in the margin of Gallatin Pike, thence with said margin North 46 deg. 50'E, a distance of 41.58 feet to a point, thence North 46 deg. 27' E, 153.60 feet to the point of beginning, containing 1.72 acres, more or less.

Being the same property conveyed to Homer E. Chance and Hubert L. Baker by deed from William E. King, et ux of record in Book 4399, page 798, RODC, TN. Grantees subsequently conveyed a 1/2 undivided interest to Bob L. Montgomery and E.C.Chance in Book 4399, page 802, RODC, TN. Homer E. Chance, et ux having since conveyed his entire interest to William Penkava and wife, Virginia Penkava of record in Book 4432, page 918, RODC,TN. E. C. Chance, et ux, having since conveyed their entire interest to William Penkava and wife, Virginia Penkava, in Book 4444, page 923,RODC, TN. Bob L. Montgomery et ux, having conveyed their interest to Hubert L. Baker and William Penkava of record in Book 6781, page 209,RODC,TN., the said Virginia Penkava having since died

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $400,600.00
Subscribed and sworn to before me, this the 14 day of March 1986
Affiant
My commission expires: 11-12-89 (Affix Seal)
Notary Public

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RAY M. BATTS,

his (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said RAY M. BATTS

his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14 day of March, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hubert L. Baker
HUBERT L. BAKER

William Penkava
WILLIAM PENKAVA

3570

BOOK 3804 PAGE 826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Hubert L. Baker

(or proved to me upon the basis of satisfactory evidence)

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14 *day of* March, *19* 86.

Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires.....

STATE OF ILLINOIS
COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Publid in and for said County and State, William Penkava, the within bargainor, with whom I am personally acquainted(or proved to me upon 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 Waukegan, Illinois, this 6th day of March, 1986.

Notary Public

My commission expires: 4/13/89.

WARRANTY DEED

FROM

HUBERT L. BAKER AND WILLIAM PENKAVA

TO

RAY M. BATTS

G60076

Compliments of

Madison Title Company

333 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6804 PAGE 827

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

400000.00- CONT.
1040.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1046.50-
3370A03/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8331.9

IDENTIFICATION REFERENCE

MAR 17 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227670