File in Box 12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 6818 PAGE 449

The actual consideration or value, whichever is greater, for this transfer is $ 238,000.00 .

June Atkinson
Affiant

Subscribed and sworn to before me, this 20th day of March, 1986.

Wanda Tuttle
Notary Public

My Commission expires: 11/01/87

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Batson-Hickory, a Tennessee joint venture 230 Fourth Avenue North Nashville, TN 37219	SAME	96-11 234

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt 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 **BATSON-HICKORY,** a Tennessee joint venture composed of Union Financial Corporation, a Tennessee corporation, and Batson Quality Homes, Inc., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Phases IV, V, VI, VII and VIII on the Plan of Hickory Place Condominiums Section I of record in Book 6250, page 795, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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 said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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 representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hands this 20th day of March, 1986. BOOK 6818 PAGE 450

Frank C. Batson

Frank C. Batson

Judy W. Batson

Judy W. Batson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson and wife, Judy W. 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 20th day of March, 1986.

Wanda Felts

Notary Public

My Commission Expires: 11/01/87

8 7 8 5 9

IDENTIFICATION REFERENCE

APR 1 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

238000.00- CAMTX
618.00 CSTAX
.50 PRFEE
6.00 WDETD
CHECK 630.50-
87.11A04/01486 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 8 5 9

IDENTIFICATION REFERENCE

APR 1 3 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232901