FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

BOOK 6854 PAGE 494

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
James G. Purcell	The Lomas & Nettleton Company		MAP 96-11A
(NAME)	(NAME)		
301 Hickory Place	2001 Bryan Tower		PARCEL 43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37214	Dallas, Texas 75201		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)		

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, Frank Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Purcell and wife, Vivian D. Purcell

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 Unit E-10, Hickory Place Condominiums, of record in Master Deed of record in Book 6654, page 910 and referred to as Exhibit "B" found at page 912 and corrected in Book 6759, page 533 and referred to as Exhibit "B" found at page 535, said corrected Book. Unit E-10, being part of the Unit Plan for Phases 2-8, Section I; Hickory Place Condominiums of record in Plat Book 6250, page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Frank Batson Quality Homes, Inc. by Quitclaim Deed from Frank C. Batson and wife, Judy W. Batson of record in Book 6854, page 492, 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 6472, page 435 and Book 6476, page 663 Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 301 Hickory Place, (House Number) (Street) Nashville, TN 37214 (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 my hand this 5th day of May, 19 86

Attest:

Frank Batson Quality Homes, Inc.
By: Frank Batson, Pres.
Frank Batson, President

BOOK 6854 PAGE 495

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank Batson ~~or proved to me on the basis of satisfactory evidence~~ and _____ with whom I am personally acquainted and who upon ~~his oath~~ ~~XXXXXXXXXXXXXX~~ himself ~~XXXXXXX~~ acknowledged (~~themselves~~) to be the President and _____ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) as such President ~~XXXX~~ (they) 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 Frank Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 5th day of May 86

My commission expires 7-18-87

_____
Notary Public

NOTARY PUBLIC AT LARGE State of Tennessee

WARRANTY DEED

FROM
Frank Batson Quality Homes, Inc.
IDENTIFICATION REFERENCE

TO
James G. Purcell
Vivian D. Purcell

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN
MAY 13 8 55 AM '86

9 9 8 9 6

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 _____

BOOK 6854 PAGE 495

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

62400.00- CAMT.
162.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.74-
3039A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99896

IDENTIFI REFERENCE

MAY 13 8 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246884