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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,400

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1986.

Notary Public

MY COMMISSION EXPIRES: 8-8-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert Orr, Jr., P. O. Box 2830, Nashville, Tennessee 37219-0830
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Randolph Batson (NAME)	Same (NAME)	Map 421
Johnson's Chapel Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 31
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, William A. Walker and wife, Nelda H. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar Randolph Batson, an unmarried man

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 No. 454, RICHLAND REALTY COMPANY'S DIVISION C, as of record in Plat Book 421 at page 31, Register's Office of said County.

Said Lot No. 454 fronts 70 feet on the southerly margin of Meadowbrook Avenue, and runs back 210 feet on the easterly margin and 243.5 feet on the westerly margin to a dead line in the rear which measures 73 feet thereon.

Being the same property coveyed to William A. Walker and wife, Nelda H. Walker by deed from Randall Hylton and wife, Bonnie E. Hylton recorded at Book 6138, Page 762 and re-recorded at Book 6170, Page 429, to correct Grantee's name.

03384

IDENTIFICATION REFERENCE

MAY 22 10 35 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3601 Meadowbrook Avenue, Nashville, Tennessee 37205
(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 hands this 22nd day of May, 1986

William A. Walker

Nelda H. Walker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert Orr, Jr., a Notary Public in and for said County and State, the within named William A. Walker and wife, Nelda H. Walker

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1986.

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
Davidson County

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

WARRANTY DEED

FROM

William A. Walker and wife,
Nelda H. Walker

TO

Oscar Randolph Batson,
an unmarried man

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			65400.00- CAMT.	
			17.00 CSTAX	
		VD	17.00- CSTAX	
			170.04 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 176.64-	
			7100185/22/86 PM .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03384

IDENTIFICATION REFERENCE

MAY 22 10 35 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 250863