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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 $ 82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-18-89

(AFFIX SEAL)

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
David C. Francis	The Lomas & Nettleton Company	MAP 96-16A
(NAME)	(NAME)	
109 Lakebrink Drive	2001 Bryan Tower	PARCEL 57
(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, Larchwood Homes Associates, a Joint Venture composed of Union Financial Corporation and Frank Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Francis, unmarried

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 33 of the First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Larchwood Homes Associates, a joint venture by deed from James M. Fischer, Jr. and wife Mary V. Fischer, of record in Book 6564, page 262, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6767, page 385, Book 6391, page 449, Book 6299, page 152, Book 6299, page 166, Book 6301, page 82 and Book 6301, page 96j, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

0 4 8 9 7

IDENTIFICATION REFERENCE

MAY 29 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 109 Lakebrink Drive, Nashville, TN 37214
(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 hand this 24th day of May, 19 86

Attest: Ronald G. Grizzard, Exec. Vice-President
Union Financial Corporation

Larchwood Homes Associates
By: Frank C. Batson, President
Frank Batson Quality Homes, Inc.

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 C. Batson and Ronald G. Grizzard or proved to me on the basis of satisfactory evidence with whom I am personally acquainted, and who upon (their several oaths) acknowledged (themselves) to be the President and Exec. Vice-President respectively of the Larchwood Homes Associates the within named bargainor, and corporation, and that (he) as such President and Exec. Vice-President 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 C. Batson as such President and attesting the same by the said Ronald G. Grizzard as such Exec. Vice-President

Witness my hand and official seal at office at Nashville on this the 24th day of May 19 86

My commission expires 2-18-87

Notary Public

WARRANTY DEED

FROM

Larchwood Homes Associates

TO

David C. Francis

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEIDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Frank C. Batson and Ronald G. Grizzard, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President of Frank Batson Quality Homes, Inc., and the Exec. Vice-President of Union Financial Corp., respectively, both Tennessee Corporations as Joint Venturers of Larchwood Homes Associates, a Joint Venture and that said Corporations as such Joint Venturers caused to be executed the foregoing instrument for the purposes therein contained, by signing the name of the respective corporations as such Joint Venturers.

Witness my hand and seal, this 24th day of May, 1986.

My Commission Expires: 2-18-87

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

CO/CC .50 - CERT.
162.00 REGTX
.50 REGFEE
6.00 [illegible]
[illegible] 169.74-
921AM 05/29/86 FEE .05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 8 9 7

IDENTIFICATION REFERENCE

MAY 29 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252630