30

BOOK 6974 PAGE 448

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 63923.00

Subscribed and sworn to before me, this the 29 day of August 19 86

My commission expires: 3-16-87 (Affix Seal)

Affiant: Barbara A. Batchko

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Barbara A. Batchko	SEARS MORTGAGE CORPORATION
304 Ash Forge Dr.	300 Knightsbridge Parkway
STREET ADDRESS	STREET ADDRESS
Antioch, TN 37013	Lincolnshire, Illinois 60069
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 163-11-0-B051.00CO 02DU70633	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, H. P. Associates, a Joint Venture

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Barbara A. Batchko, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 51 on the Plan of Bell Forge Village, Section 4, Second Revision, of record in Plat Book 6250 at page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to H. P. Associates, a Joint Venture by deed recorded in Book 6585 at page 336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

40530

TAX PAID REFERENCE

SEP 10 10 38 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

THIS IS ____ IMPROVED PROPERTY KNOWN AS 304 Ash Forge Dr., Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 29 day of August 19 86

H. P. Associates

By: _____

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

TATE OF TENNESSEE
OUNTY OF DAVIDSON

Before me, Vicky Kavanaugh, of the State and County aforesaid, personally ppeared Christopher Shaxted, with whom I am personally acquainted, and who upon ath, acknowledged himself to be Project Manager of Hemphill Southern, Inc., a orporation and a joint venturer of H. P. Associates, a Tennessee Joint Venture, and hat he as such Project Manager, being authorized to do so, executed the foregoing nstrument for the purpose contained therein, by signing the name of the corporation by imself as Project Manager of Hemphill Southern, Inc. as authorized on behalf of H. P. ssociates, a Tennessee Joint Venture.

Witness my hand and seal this the 29th day of August, 1986.

Commission Expires March 16, 1987

Vicky Kavanaugh
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6974 PAGE 450

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
			63923.00 CAMT.	
			178.92 MSTAX	
	VB		178.92 MSTAX	
			178.92 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	185.42
0166A09/10/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40530

IDENTIFI REFERENCE

SEP 10 10 38 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 293025