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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 $ 68,500.00

Wayne L. Rachford
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-8-89

(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
Wayne L. Rachford	Homeland Mortgage Corporation	MAP 162-8
(NAME)	(NAME)	
23 Tusculum Road	BNA Corporate Ctr.Bldg200,Ste504	PARCEL 88
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	5DU-76946
(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 Wayne L. Rachford and wife, Sonia L. Rachford

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. 2, Section 2, Lane Property, of record in Book 6050, page 136, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING 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 6988, page 720, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6848, page 500 and Book 6050, page 136 Register's Office for said County.

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

IDENTIFICATION REFERENCE

45562

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
SEP 24 8 32 AM '86

This is improved (XX) unimproved ( ) property, known as 23 Tusculum Road, Antioch, TN 37013
(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 my hand this 19th day of September, 19 86

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

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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 XXX~~ with whom I am personally acquainted and who upon (his oath ~~their several oaths~~) acknowledged (himself ~~themselves~~) to be the President ~~and XXX~~ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) as such President ~~and XXX~~ (they) 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 acknowledging said name by the said XXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such _____

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

My commission expires 7-18-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM
Frank Batson Quality Homes, Inc.

TO
Wayne L. Rachford and wife, Sonia L. Rachford

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 _____

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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
			68500.00- CAMT.	
			191.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	198.30-
			5899A09 09/24/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45562

IDENTIFICATION REFERENCE

SEP 24 8 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298623