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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 $ 62,400.00

Donald K. Skelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 11, 1990
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**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 |
| Donald K. Skelton (NAME) | Homeland Mortgage Corporation (NAME) | MAP 96-16A |
| 123 Lakebrink Drive (STREET ADDRESS OR ROUTE NUMBER) | BNA Corporate Ctr.Bldg200,Ste504 (STREET ADDRESS) | PARCEL 50 |
| Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 3D-91611 |

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 Frank Batson Quality Homes, Inc. and Union Financial Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald K. Skelton, Single

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

BEING part of the same property conveyed to Larchwood Homes Associates 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 96, Register's Office for said County.

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

59639

IDENTIFICATION REFERENCE

Nov 4 8 30 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved ( XX ) unimproved ( ) property, known as 123 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 S this 29th day of October, 19 86

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

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

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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

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ 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 _____ 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
Larchwood Homes Associates

TO
Donald K. Skelton

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
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 Corporation, 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.caused to be executed the foregoing instrument for

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

My Commission Expires Sept. 11, 1990

My Commission Expires: _____

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF 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 |
|---|---|---|---|---|

62400.00- CAMT.
174.72 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 131.22-
1958AT 11/04/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

59639

IDENTIFICATION REFERENCE

Nov 4 8 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.**03003