STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $214,400.00.

x Harry McNutt
Affiant

Subscribed and sworn to before me, this 31st day of December, 1986.

Julia P. Dodd
Notary Public

My commission expires: My Commission Expires Sept. 9, 1989

0 0 2 4 6

IDENTIFICATION REFERENCE

MAR 4 3 05 PM '87

FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by:

Harry McNutt, Attorney
PO Box 140691
Nashville, Tennessee 37214

Address New Owner	Mortgagee	Send Tax Bill To	Map/Parcel No.
Harry McNutt	First American	Same	096-01-104
PO Box 140691	National Bank of		
Nashville, Tn. 37214	Nashville		

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANK C. BATSON AND WIFE, JUDY W. BATSON, RONALD G. GRIZZARD AND WIFE, DEBRA V. GRIZZARD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HARRY MCNUTT, a single person, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units No. 102 and 202 as shown on the Plan of One Hundred Twenty Donelson Pike Office Condominium, as established by Master Deed of record in Book 6974, page 649, Register's Office for said County. Reference is hereby made to the Plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed, recorded in Book 6974, page 672, said Register's Office, for a more complete description.

03/04 609.52- CHECK

7757

Being part of the same property conveyed to Frank C. Batson and Ronald G. Grizzard by deed from Barry F. Omohundro and wife, Karen M. Omohundro, of record in Book 6663, page 828, Register's Office for said County.

Said property is conveyed subject to:

1. 1986 taxes, a lien not yet due and payable.

2. A 20-foot permanent and a 10-foot temporary construction easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 6226, page 194, Register's Office for said County.

3. A 20-foot permanent and a 10-foot temporary construction easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 6226, page 197, Register's Office for said County.

4. A 20-foot permanent and a 10-foot temporary construction easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 6226, page 200, Register's Office for said County.

5. Master Deed of One Hundred Twenty Donelson Pike Office Condominium of record in Book 6974, page 649, Register's Office for said County, and By-Laws appended thereto of record in Book 6974, page 663, Register's Office for said County, and liens for condominium assessments provided therein.

Subject property is not the usual place of residence of any of the Grantors.

This is improved property, known as 120 Donelson Pike, Nashville, Tennessee 37214.

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 convenant 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 as of this 1st day of March, 1986.

Frank C. Batson
FRANK C. BATSON

Ronald G. Grizzard
RONALD G. GRIZZARD

Judy W. Batson
JUDY W. BATSON

Debra V. Grizzard
DEBRA V. GRIZZARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Frank C. Batson and wife, Judy W. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 1986.

Virginia E. Fryer
Notary Public

My commission expires: 3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Ronald G. Grizzard and wife, Debra V. Grizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 1986

Virginia E. Fryer
Notary Public

My commission expires: 3-11-90

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

RECEIVED OF _____

FOR _____

BOOK 7156 PAGE 844

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

2140 [illegible] CASH
08 .30 [illegible]
.50 [illegible]
9.80 [illegible]
[illegible] 10.30
7767803/24/87 PAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.0246

IDENTIFICATION REFERENCE

MAR 4 3 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52974