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Bat 9

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 1987

Notary Public

MY COMMISSION EXPIRES 11-1-87

(AFFIX SEAL)

MORTGAGEE: First American National Bank

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
William O. Batts, Jr., et ux (NAME)	NEW OWNER (NAME)	MAP 131-7-B
4400-126 Belmont Park Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL S 250
Nashville, TN 37215 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	FB# 16DA-39683.

FOR AND IN 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, Richard M. Mainegra and wife, Cynthia S. Mainegra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William O. Batts, Jr. and wife, Virginia O. Smith-Batts

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

Land in Davidson County, Tennessee, being Building Site 250, on the plan of Arden Place, Section X, of record in Book 5210 at page 218, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard M. Mainegra and wife, Cynthia S. Mainegra by deed from Sheridan Construction Company, a Tennessee Corporation, of record in Book 6020 at page 22, said Register's Office.

This conveyance is made subject to: (a) property taxes for 1987 which have been prorated and for which Grantees will be responsible; (b) Declaration of covenants, conditions and restrictions of record in Book 4754 at page 455, Book 4819 at page 564, Book 4916 at page 277, Book 5019 at page 942, Book 5091 at page 66, Book 5129 at page 120, Book 5163 at page 384, Book 5231 at page 375, Book 5351 at page 592 and Book 5514 at page 636, all in said Register's Office, and (c) the matters shown on said plan of record.

11126

IDENTIFICATION REFERENCE

APR 3 12 04 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 250 Arden Place, Nashville, Tennessee 37215
(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 1st day of April, 19 87

Richard M. Mainegra

Cynthia S. Mainegra

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Richard M. Mainegra and wife, Cynthia S. Mainegra

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of April 19 87

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Richard M. Mainegra and wife,
Cynthia S. Mainegra

TO
William O. Batts, Jr. and wife,
Virginia O. Smith-Batts

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

1020 . 0- AMT.
500.00 STATE
.50
0.50
STATE 513.10-
01702304/03/87 BKL .5

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

111126

IDENTIFICATION REFERENCE

APR 3 12 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.65101