BOOK 7321 PAGE 681 FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $64,900.00

William T. Keaton, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 19 87

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
William T. Keaton, Jr. (NAME)	Homeland Mortgage Corporation (NAME)	MAP 96-11-A
340 Hickory Place (ADDRESS)	BNA Corporate Ctr.Bldg200,Ste504 (ADDRESS)	PARCEL 49
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	3DZ-86322

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, Batson-Hickory, a TEnnessee Joint Venture composed of Union Financial Corporatic a Tennessee Corporation and Batson Quality Homes, Inc. a TEnnessee Corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Keaton, Jr. and wife, Mary J. Keaton

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 Unit F-6, Phase VI, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 192, and referred to as Exhibit "C" found at Page 195. Unit F-6 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being part of the same property conveyed to Batson-Hickory, a Tennessee Joint Venture composed of Union Financial Corporation, a Tennessee Corporation, and Batson Quality Homes, Inc. a Tennessee Corporation, by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 6818, Page 449, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6472, Page 435, Book 6476, Page 663 and Book 7015, Page 192 Register's Office for said County.

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN
AUG 11 8 10 AM '87
IDENTIFICATION REFERENCE
5 4 4 1 7

unimproved ( )
This is improved (X) property, known as 340 Hickory Place, 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 30th day of July 19 87

a Tennessee Joint Venture
Batson-Hickory and Batson Quality Homes, Inc.
By: Frank C. Batson, President
Union Financial Corporation
Attest: by Frank C. Batson his attorney in fact
Ronald Grizzard, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7321 PAGE 682

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and Ronald G. Grizzard* with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President of Batson Quality Homes, Inc. and Vice President respectively of the Batson-Hickory a Tennessee Joint Venture the within named bargainor, and corporation, and that (he) as such officers of the Joint Venture (they) and Union Financial Corporation being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by the said Frank C. Batson as President of Batson Quality Homes, Inc. Joint Ventures by the said Ronald G. Grizzard as such Vice President of Union Financial Corporation

Witness my hand and official seal at office at 1187 Vultee Blvd. on this the 29th day of July 19 87

My commission expires My Commission Expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of July, 1987, before me personally appeared Frank C. Batson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald G. Grizzard, and who acknowledged that he executed the same as the free act and deed of the said Ronald G. Grizzard, by virture of that Power of Attorney, duly executed by the said Frank C. Batson and appearing of record in Book 7189, page 315, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at 1187 Vultee Blvd., this 29th day of July, 1987.

My commission expires My Commission Expires Sept. 11, 1990

Notary Public

WARRANTY DEED

FROM

Batson-Hickory

TO

William T. Keaton, Jr. and wife, Mary J.

Keaton

RETURN TO:

CUMBERLAND TITLE 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 _____

BOOK 7321 PAGE 683

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			6490.50- CASH	
			181.72 CHECK	
			.50	
			CHECK 181.22-	
			08/08AUG87/11/07 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.4 1.7.

IDENTIFI REFERENCE

AUG 11 8 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03922