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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Michael Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 87

Notary Public

MY COMMISSION EXPIRES: 5-8-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Ellis (NAME)	Homeland Mortgage Corporation (NAME)	MAP 96-11-A
324 Hickory Place (STREET ADDRESS OR ROUTE NUMBER)	BNA Corporate Ctr.Bldg200,Ste504 (STREET ADDRESS)	PARCEL 324
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (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, Batson-Hickory, a Tennessee joint venture composed of Union Financial Corporation, a Tennessee Cororaation 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 Michael W. Ellis and wife, Cynthia C. Ellis

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:

Unit G-7, Phase V, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condonimiums in Book 7015, page 187, and referred to as EXHIBIT "C" found at page 190. Unit G-7 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.

Being 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 of record in Book 6818, page 449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings 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 187 Register's Office for said County.

6156

IDENTIFICATION REFERENCE

SEP 2 8 35 AM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 324 Hickory Place, Nashville, Tennessee 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 25th day of August 19 87

Batson-Hickory
By:
Frank C. Batson, President

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

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

09/02 15:22 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 Batson-Hickory a Tennessee Joint Venture Union Financial Corporation the within named bargainor, and corporation, and that (he) as such officers of the Joint Venture (they) and Joint Venture 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 President of Batson ~~xxxxx~~ 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 25th day of August 19 87

My commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 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 25th day of August, 1987.

My commission expires: 5-8-91

Notary Public

WARRANTY DEED

FROM
Batson-Hickory

TO
Michael W. Ellis and wife, Cynthia C. Ellis

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY AT LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

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 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

64900.00 CAMT.
181.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.22
0303A09/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 5 6 6

IDENTIFICATION REFERENCE

SEP 2 8 35 AM '87

DAVIDSON COUNTY, TN

No. 12075