BOOK 7388 PAGE 511

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

C. Joy Daniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 87

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, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: (Mortgage Company) | MAP-PARCEL NUMBERS |
|---|---|---|
| C. Joy Daniel (NAME) | SAME (NAME) | MAP 96-11-A |
| 344 Hickory Place (ADDRESS) | (ADDRESS) | PARCEL 47 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 3DZ-86320 |

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 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 C. Joy Daniel, 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:

Unit F-4, 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-4 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 hereby made for a more complete legal description.

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 by deed from Frank C. Batson and wife, Judy W. Batson 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 192 Register's Office for said County.

OCT 28 8 06 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 7.7.5 2 2

This is unimproved ( ) improved (X) property, known as 344 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 hands this 26th day of October 19 87

Batson-Hickory
By: Frank C. Batson, Pres.
Frank C. Batson, President
Union Financial Corporation
Attest: Ronald G. Grizzard
Ronald G. Grizzard, Vice President

Batson Quality Homes, Inc.
By: Frank C Batson, Pres.
Frank C. Batson, President
By Frank C. Batson His attorney in fact

10/26/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7388 PAGE 512

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 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 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 day of 19 87

My commission expires My Commission Expires Sept. 11, 1990

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 virtue 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 _____ of _____, 1987.

My commission expires My Commission Expires Sept. 11, 1990

Notary Public

WARRANTY DEED

FROM

Batson-Hickory

TO

C. Joy Daniel

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 7388 PAGE 513

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 55000.00- | CANT. |
| | | | 154.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 160.50- |
| | | | 6835A10/28/07 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5 2 2

IDENTIFICATION REFERENCE

OCT 28 8 06 AM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 30180