BOOK 7120 PAGE 578

FILE BOX 3

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 87

Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990

(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
Jim Sweeney Construction, Inc. (NAME)	Jim Sweeney Const., Inc. (NAME)	MAP 108-4
944 Norwalk Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1417 (STREET ADDRESS)	PARCEL 120
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Madison, TN 37116 (CITY) (STATE) (ZIP)	3D-91214

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, Frank Batson Quality Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Sweeney Construction, Inc.

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 Lot No. 307 Larchwood, Section 6 of record in Plat Book 6250, Page 235, Register's 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 Frank Batson Quality Homes by deed from James M. Fischer, Jr. of record in Book 7333, Page 428, 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 6452, Page 163 Register's Office for said County.

88456

IDENTIFICATION REFERENCE

DEC 8 8 11 AM '87

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 944 Norwalk Drive, 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 my hand this 4th day of December, 19 87

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

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and ~~XXX~~ _____ with whom I am personally acquainted and who upon (his oath ~~XXXXXXXXXXXX~~ himself ~~XXXXXXXXX~~) acknowledged (themselves) to be the President and ~~XXX~~ ~~XXXXXXXXX~~ respectively of the Frank Batson Quality Homes the within named bargainor, and corporation, and that (he) (~~XXX~~ (they)) as such President and ~~XXX~~ _____ 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 such President, ~~and attesting the same by the said XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such _____

Witness my hand and official seal at office at Nashville on this the 4th day of December 19 87

My Commission Expires Sept. 11, 1990

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

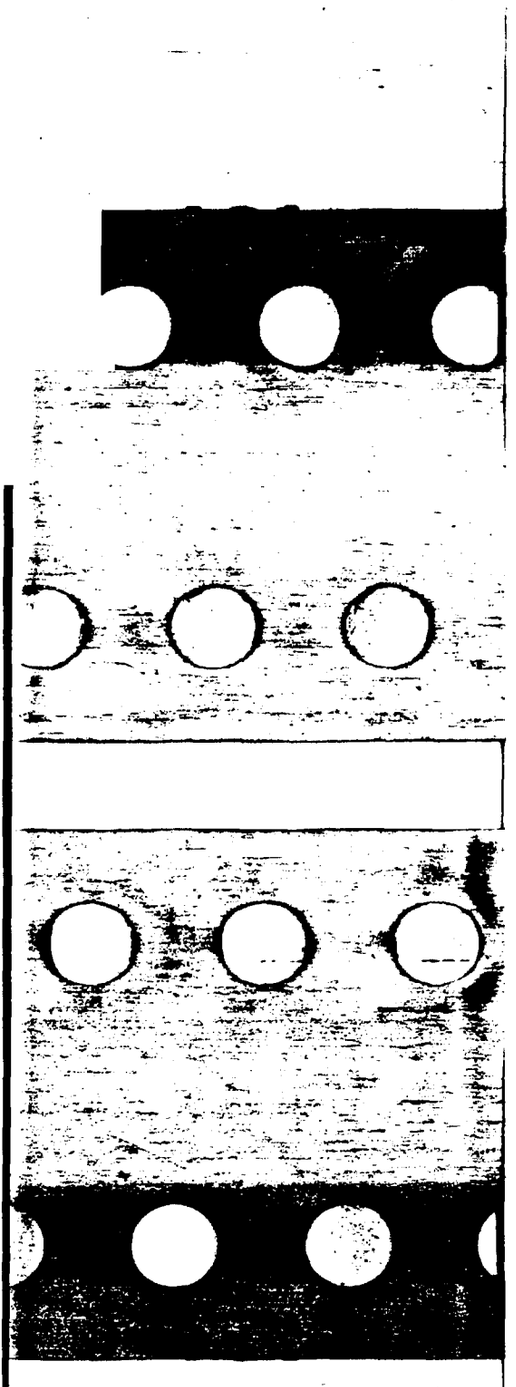
WARRANTY DEED

FROM
Frank Batson Quality Homes

TO
Jim Sweeney Construction, Inc.

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
MD - 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

20000.00- CAMT.
56.00 CSTAX
.50 PRFEE
6.[illegible] [illegible]FEE
CHECK
9526A12/08/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 4 5 6.

IDENTIFICATION REFERENCE

DEC 8 8 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42557