Box 12 210830115

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Shirley A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 1988.

Notary Public

MY COMMISSION EXPIRES: 07/17/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN., P.O. BOX 995, NASHVILLE, TN 37202-9903
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIRLEY A. SMITH (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	96-11-A-66
306 HICKORY PLCE. UNIT H-7 (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 995 (STREET ADDRESS)	3DZ-86339
NASHVILLE, TN 37214 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37202-9903 (CITY) (STATE) (ZIP)	

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, BATSON-HICKORY, A TENNESSEE JOINT VENTURE COMPOSED OF UNION FINANCIAL CORPORATION, A TENNESSEE CORPORATION, AND FRANK C.BATSON QUALITY HOMES,INC., A TENNESSEE CORPORATION HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY A. SMITH, UNMARRIED and FRANK C. BATSON

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 a part of the Plan of Hickory Place Condominiums, as of record in Plat Book 6250, page 795, Register's office for said County, the part hereby described being:

BEING Unit H-7 as shown on said Plan and as described by the Master Deed Establishing a Horizontal Property Regime for Hickory Place Condominiums of record in Book 6472, page 435, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6476, page 663, Register's office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 7015, page 182; Book 7015, page 187, and Book 7015, page 192, Register's Office for Davidson County, Tennessee.

BEING A 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, said Register's Office for Davidson County, Tennessee.

The undersigned FRANK C. BATSON QUALITY HOMES, INC., and BATSON QUALITY HOMES,INC., are one and the same.

1760 06/30 0101 03CHECK 188.22

45431

IDENTIFICATION REFERENCE

JUN 30 3 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 306 HICKORY PLACE, UNIT H-7, 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 hands this 28th day of JUNE, 1988

BATSON-HICKORY, A TENNESSEE JOINT VENTURE COMPOSED OF UNION FINANCIAL CORPORATION, A TENNESSEE CORPORATION, AND FRANK C. BATSON QUALITY HOMES, INC. A TENNESSEE CORPORATION

UNION FINANCIAL CORPORATION

BY Ronald G. Grizzard
RONALD G.GRIZZARD,EXECUTIVE VICE PRESIDENT

FRANK C.BATSON QUALITY HOMES,INC.

BY Frank C. Batson, Jr.
FRANK C.BATSON,PRESIDENT

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared FRANK C. BATSON

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with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of the FRANK C.BATSON QUALITY HOMES,INC. a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 28th day of JUNE, 19 88

June E. Atkinson Notary Public

Commission Expires 07/17/88

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared RONALD G. GRIZZARD

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the EXECUTIVE VICE PRESIDENT of the UNION FINANCIAL CORPORATION a corporation, and that he as such EXECUTIVE VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as EXECUTIVE VICE PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 28th day of JUNE, 19 88.

June E. Atkinson Notary Public

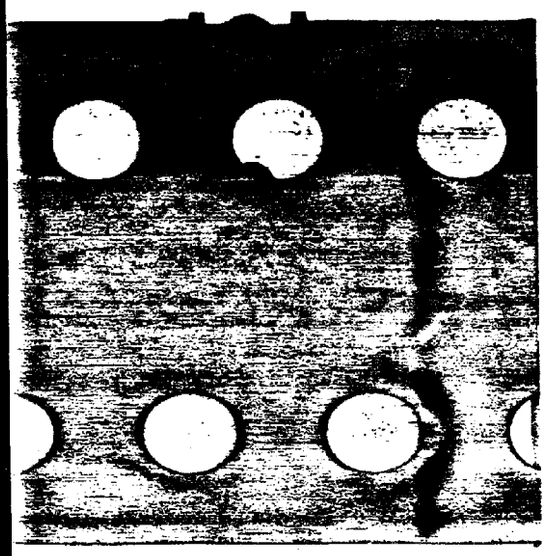
Commission Expires 07/17/88

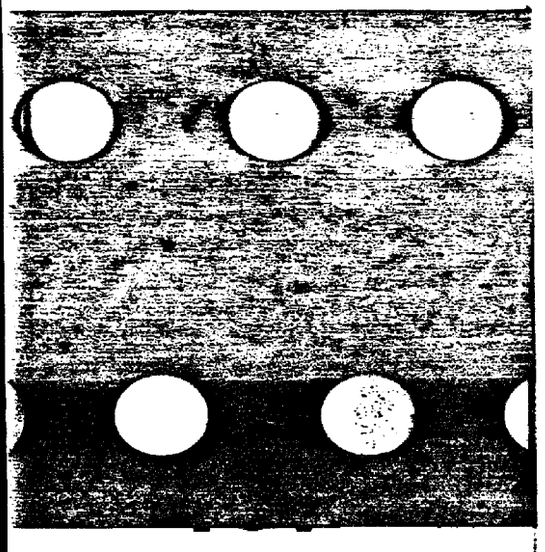
WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
				CAMT 64900.00
				CON TX 181.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 188.22
				CHECK 188.22
06/30/88		01	15:07 0001	1760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45431

IDENTIFICATION REFERENCE

JUN 30 3 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108510