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This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

3206 07/01 0101 03CHECK 420.65

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Dawn R. Chase	Third National Bank c/o	Map 131-3B
4400 Belmont Park Terrace	SunTrust Mortgage, Inc.	Parcel 126
Unit 126	P.O. Box 105277	
Nashville, Tennessee 37215	Atlanta, GA 30348-5277	
Mortgagee: Third National Bank in Nashville		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Virginia O. Smith Batts, being one in the same person as Virginia O. Smith, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Dawn R. Chase, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Building Site No. 126, on the plan of Arden Place, Section II, as of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate legal description of said property, together with one membership in Arden Place Home Owners Association, Inc., a notforprofit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.
>
> Being the same property conveyed to Virginia O. Smith, by deed from Dudley Warner & Associates, a Tennessee corporation, of record in Book 6012, page 640, Register's Office for said County.

This is improved property known as 4400 Belmont Park Terrace, Unit 126, Nashville, Tennessee 37215. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Restrictive covenants of record in Book 4628, page 473, Register's Office for Davidson County, Tennessee.

2. Plan shows an Owner's Certificate, certain easements and setback line affecting only the common area.

3. Declaration of covenants, conditions and restrictions of record in Book 4754, page 455, made applicable to Section 2 by

first supplementary declaration, etc., of record in Book 4819, page 564, Register's Office for said County.

4. Taxes for 1988; a lien but not yet due and payable.

And GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 30th day of June, 1988.

Virginia O. Smith Batts

Virginia O. Smith Batts

William O. Batts, husband of Virginia O. Smith Batts, joins in this conveyance for the purpose of conveying any marital right he may have in the property herein described.

William O. Batts, Jr.

William O. Batts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, Virginia O. Smith Batts and William O. Batts, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 1988.

Catherine E. Otto

Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $125,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Dawn R. Chase

Sworn to and subscribed before me this 30th day of June, 1988.

Catherine E. Otto

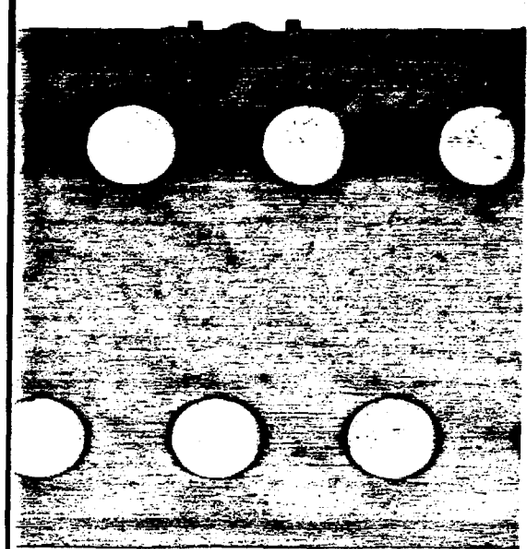
Notary Public
My Commission Expires: 1-10-89

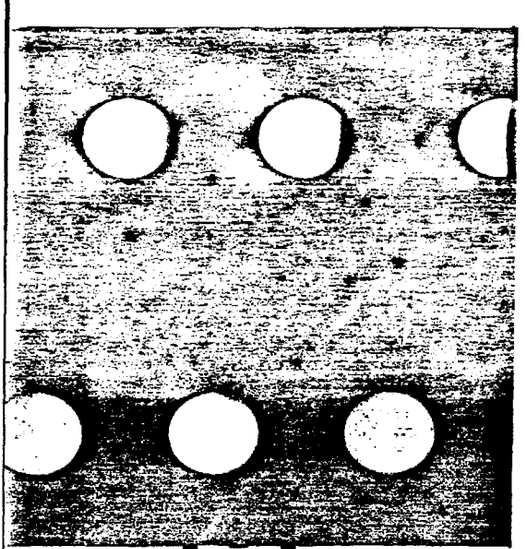
IDENTIFICATION REFERENCE

4594

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JUL 1 3 53 PM '88





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
				CAMT
				125500.00
				CON TX 414.15
				PRFEE 0.50
				WDEED 6.00
				TOTAL 420.65
				CHECK 420.65
07/01/88		01		15:54 0001 3206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45945

IDENTIFT REFERENCE

JUL 1 3 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109083