BOOK 7614 PAGE 693

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

James A. Bateman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 88

Dawn W. Elliott
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
James A. Bateman (NAME)	First Wachovia Mortgage Company (NAME)	Map 161-3
586 McMurray Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	Par. 159
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	06DU-61980

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. Rickey W. Hardison and wife, Kathy W. Hardison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Bateman

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. 40 on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rickey W. Hardison and wife, Kathy W. Hardison by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 5262, page 426, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to First Wachovia Mortgage Company, recorded in Book 5262, page 428, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to Restrictive Covenants of record in Book 5185, page 137, and such easements and setback lines of record in Book 5050, page 89, said Register's Office.

5 4 5 2 6

IDENTIFICATION REFERENCE

AUG 1 1 22 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

2252 08/01 0101 03CHECK 255.65

unimproved ( )
This is improved ( ) property, known as 586 McMurray Drive Nashville, TN 37211
(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 29th day of July 19 88

Rickey W. Hardison

Kathy W. Hardison

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Rickey W. Hardison and Kathy W. Hardison
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 26th day of July 19 88.

My Commission Expires 5/13/89

Notary Public

STATE OF TENNESSEE }
_____ COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

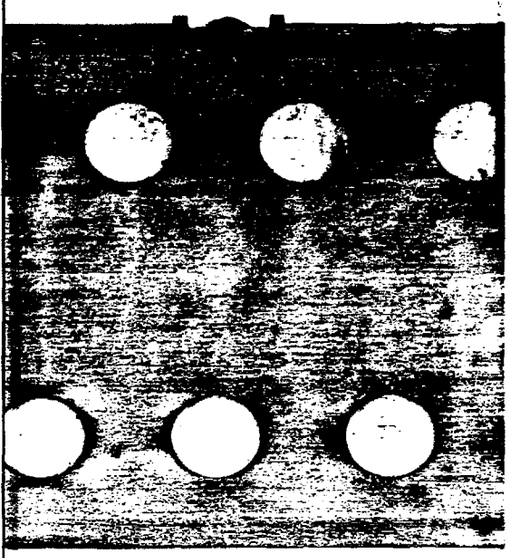
WARRANTY DEED

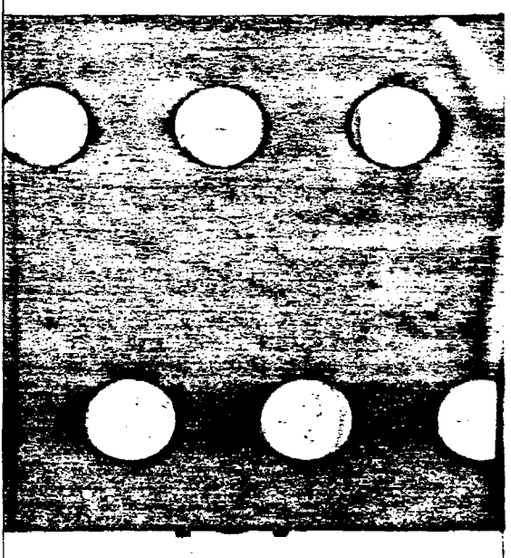
FROM
Rickey W. Hardison and wife,
Kathy W. Hardison

TO
James A. Bateman

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





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 75500.00
				CON TX 249.15
				PRFEE 0.50
				WDEED 6.00
				TOTAL 255.65
				CHECK 255.65
08/01/88		01	13:26 0001	2252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54526

IDENTIFICATION REFERENCE

AUG 1 1 22 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 118857