Bk 12 21089073

FORM NO. WD-1

BOOK 7642 PAGE 753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Lou Ann Burkeen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 1988.

June E. Atkinson
Notary Public

MY COMMISSION EXPIRES: 07/14/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN. 230 4th AVENUE, NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOU ANN BURKEEN (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	108-4-211
107 FITZPATRICK COURT (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE, NORTH (STREET ADDRESS)	3D-74185
NASHVILLE, TN 37214 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (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, FRANK BATSON QUALITY HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOU ANN BURKEEN, UNMARRIED

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 Lot No. 381 on the Plan of Lawchwood, Section Seven, as of record in Book 6900, page 274, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Frank Batson Quality Homes, by deed from James M. Fischer,Jr., of record in Book 7615, page 655, Register's Office for Davidson County, Tennessee.

This conveyances is subject to:
Restrictive Covenants contained in instrument of record in Book 7216, page 574. The Plan of record in Book 6900, page 274, said Register's Office, shows an owners certificate, a 25 foot minimum building setback line from Fitzpatrick Court and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and certain notes, Register's Office for Davidson County, Tennessee.

6.42 77

IDENTIFICATION REFERENCE

SEP 1 4 07 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 107 FITZPATRICK COURT, 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 31st day of AUGUST, 19 88

FRANK BATSON QUALITY HOMES, INC.

Frank P. Batson, Pres.

FRANK C. BATSON, PRESIDENT

STATE OF TENNESSEE }
Davidson County }

BOOK 7642 PAGE 754

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

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

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 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 31 day of AUGUST, 19 88.

June E. Atkinson Notary Public

Commission Expires 07/14/92

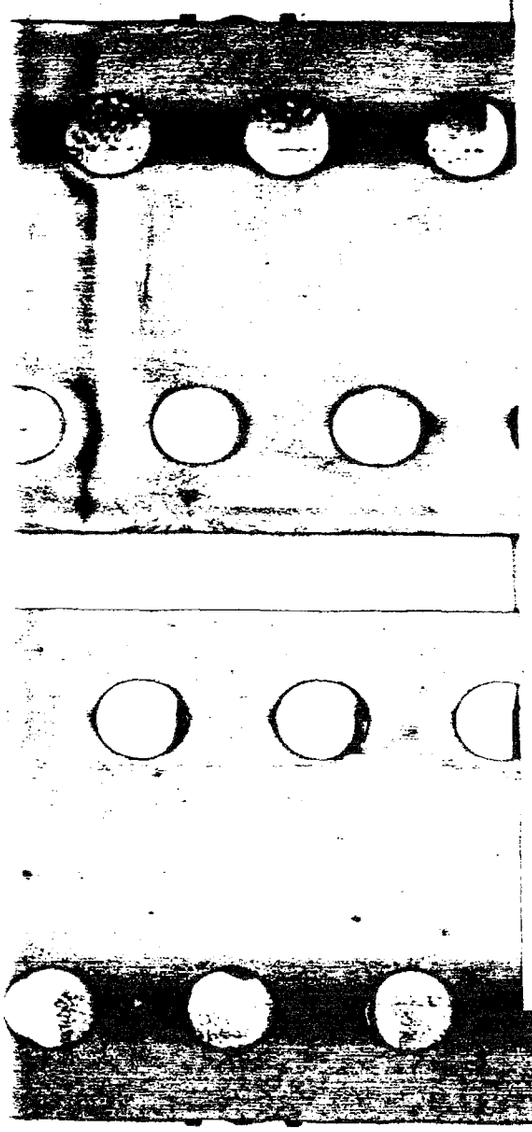
WARRANTY DEED

FROM

TO

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

3301 09/01 0101 03CHECK 308.45



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7642 PAGE 755

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64277

IDENTIFICATION REFERENCE

SEP 14 07 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	91500.00
CON TX	301.95
PRFEE	0.50
WDEED	6.00
TOTAL	308.45
CHECK	308.45

09/01/98 01 16:07 0001 3301

No. 130380