FILE BOX 40

FORM No. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Phillip I. Meador
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 88

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

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
Phillip I. Meador			First Republic Mortgage Corporation			MAP 86-4-A
(NAME)			(NAME)			
4340 Oakcrest Lane			2090 Hewitt Avenue			PARCEL 9.00
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Hermitage, Tennessee		37075	Kettering, Ohio		45440	4D-92384
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

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, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip I. Meador and wife, Nancy F. Meador

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. 30, Phase 1-B on the Plan of Oakcrest as of record in Plat Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Frank Batson Quality Homes, Inc. by deed from David H. Parks, Trustee with full power of record in Book 7615, page 649, Register's Office for Davidson County, Tennessee.

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 7308, page 874, said Register's Office.

8.1 8.1.9.

IDENTIFICATION REFERENCE

Nov 2 10 34 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

3488 11/02 0101 03CHECK 415.70

This is unimproved ( ) property, known as 4340 Oakcrest Lane Hermitage, Tennessee 37076
This is improved (X) (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 27th day of October, 19 88

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

STATE OF TENNESSEE
COUNTY OF

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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 ~~xxxxx~~ with whom I am personally acquainted and who upon his oath ~~xxxxxxxxxxxx~~ acknowledged himself ~~xxxxxxxx~~ to be the President ~~xxx~~ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) as such President ~~xxxxx~~ ~~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 _____ as such _____

Witness my hand and official seal at office at 25 Century Boulevard, Suite 405 on this the 27th day of October 19 88

My commission expires 5-8-91

_____
Notary Public

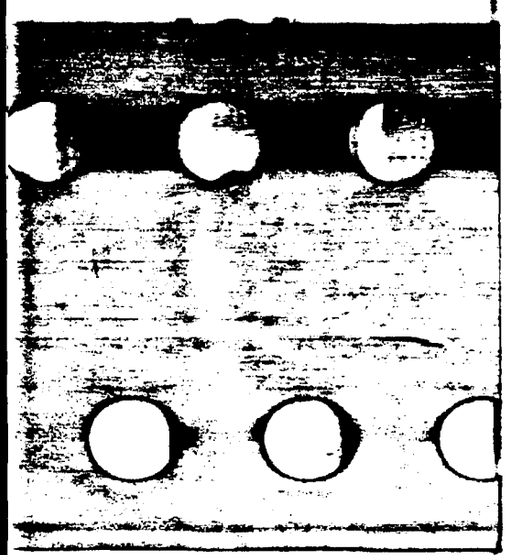
WARRANTY DEED

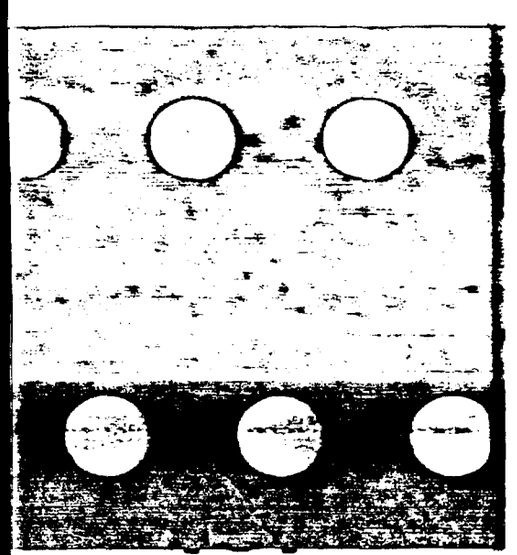
FROM
Frank Batson Quality Homes, Inc.

TO
Phillip I. Meador and wife, Nancy F. Meador

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
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 124000.00
CON TX 409.20
PRFEE 0.50
WDEED 6.00
TOTAL 415.70
CHECK 415.70

11/02/88 01 10:36 0001 3488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.1 8.1.9.

IDENTIFICATION REFERENCE

NOV 2 10 36 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150108