FORM NO. WD-1

FILE BOX 3

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

David L. Staples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 89

Judy Elrod
Notary Public

MY COMMISSION EXPIRES: 8-13-91

(AFFIX SEAL)

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
David L. Staples	Same	Map 108-4
(NAME)	(NAME)	
1053 Fitzpatrick Road		Parcel 204
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214		3D-92209
(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 David L. Staples and wife, Dana M. Staples

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. 383, of Plan of Section Seven, Larchwood, of record in Book 6900, Page 274, Register's Office for said County, to which plan reference is hereby made for a full and complete legal description of said lot.

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 and re-recorded in Book 7680, Page 230, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 7216, Page 574, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Frank Batson Quality Homes and Frank Batson Quality Homes, Inc. being one and the same entity.

04299

IDENTIFICATION

JAN 27 8 05 AM '89

9647 01/27 0101 03CHECK 334.85

This is unimproved ( ) improved (XX) property, known as 1053 Fitzpatrick Road, 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 26th day of January, 19 89

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

Witness my hand and official seal at office at Nashville, TN on this the 26th day of January 19 89

My commission expires May 20, 1992

Megan E. Maffitt
Notary Public

WARRANTY DEED

FROM

Frank Batson Quality Homes, Inc.

TO

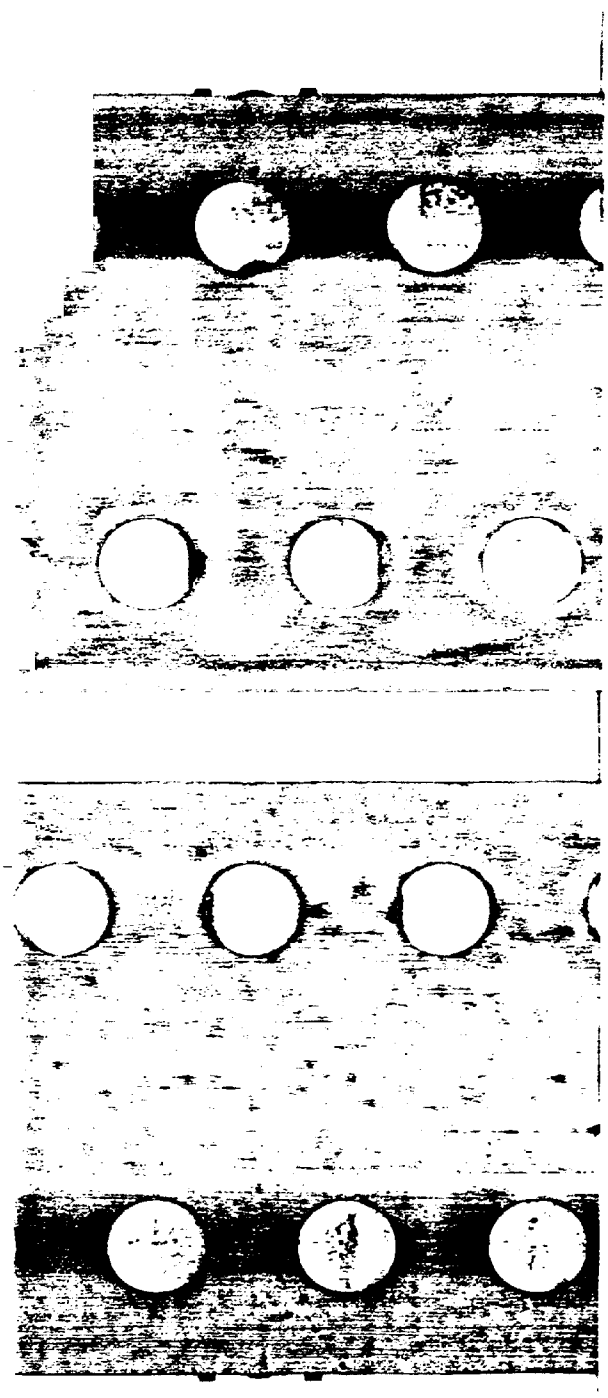
David L. Staples and wife,

Dana M. Staples

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99500.00
CON TX 328.35
PRFEE 0.50
WDEED 6.00
TOTAL 334.85
CHECK 334.85

01/27/89 01 08:09 0001 9649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04299.

IDENTIFICATION REFERENCE

JAN 27 8 05 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 176256