STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Mary E. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 89

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BOOK 7832 PAGE 677

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. James (NAME)	Statesman Mortgage Company (NAME)	MAP 96-16-A
415 Lakebrink Way (ADDRESS)	405 Sixth Avenue (ADDRESS)	PARCEL 77
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	3D-92290

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, Larchwood Homes Associates, a joint venture composed of Frank Batson Quality Homes, Inc. and Union Financial Corporation

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

Being Unit No. 76, First Revision Larchwood, Phase One, Section Three, plan of record in Plat Book 6200, page 697, 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 Larchwood Homes Associates, a joint venture composed of Frank Batson Quality Homes, Inc. and Union Financial Corporation by deed from James M. Fischer, Jr. and wife, Mary V. Fischer of record in Book 7139, page 306 and rerecorded in Book 7255, page 845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6299, page 152, Book 6299, page 166, Book 6301, page 82, Book 6301, page 96, Book 6391, page 449, Book 6767, page 385, Book 6873, page 939, Book 7271, page 342 and Book 7434, page 620 Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 415 Lakebrink Way, Nashville, Tennessee 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 our hand S this 28th day of April, 19 89

Larchwood Homes Associates, a joint venture
By: Frank C. Batson, Pres.
Frank C. Batson, President

Attest: Ronald G. Grizzard by Frank C. Batson his atty in fact
Ronald G. Grizzard, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7832 PAGE 678

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and Ronald G. Grizzard* with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President of Batson Quality Homes, Inc. and Vice President respectively of the Larchwood Homes Associates, a joint venture Union Financial Corporation the within named bargainor, and corporation, and that (he) as such officers of the Joint Venture (they) and Joint Venture 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 President of Batson ~~Quality~~ Quality Homes, Inc. Joint Ventures by the said Ronald G. Grizzard as such Vice President of Union Financial Corporation

Witness my hand and official seal at office at 25 Century Boulevard, Suite 405 on this the 28th day of April 19 89

My commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of April, 19 89, before me personally appeared Frank C. Batson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald G. Grizzard, and who acknowledged that he executed the same as the free act and deed of the said Ronald G. Grizzard, by virture of that Power of Attorney, duly executed by the said Frank C. Batson and appearing of record in Book 7189, page 315, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at 25 Century Boulevard, Suite 405, this 28th day of April, 19 89.

My commission expires: 5-8-91

Notary Public

MAY 4 8 55 AM '89

30125

Page 2 of 2

WARRANTY DEED

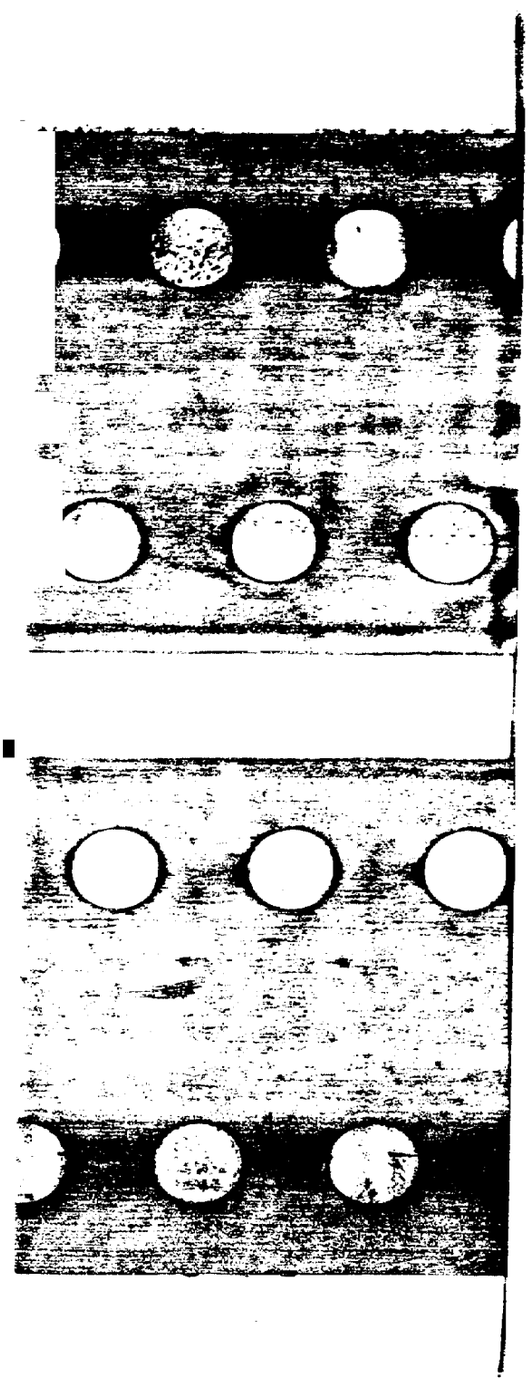
FROM
Larchwood Homes Associates, a joint venture composed of Frank Batson Quality Homes, Inc. and Union Financial Corporation

TO
Mary E. James, unmarried

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

277.00



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

RECEIVED OF _____

FOR _____

BOOK 7832 PAGE 679

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 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 6.00
TOTAL 221.00
CHECK 221.00

05/04/89 01 08:56 0001 2772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30125

IDENTIFICATION

MAY 4 8 55 AM '89

FELIX Z. WILSON, II
REGISTER

No. 206244