COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Teddy H. Lee II
Affiant

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

Judy Broad
Notary Public

MY COMMISSION EXPIRES: 7-23-92
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

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
Teddy H. Lee, II (NAME)	Statesman Mortgage Company (NAME)	MAP 108-4
940 Norwalk Drive (ADDRESS)	405 Sixth Avenue (ADDRESS)	PARCEL 121
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	3D-91215

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 Teddy H. Lee, II, 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 Lot No. 308 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, page 235, 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 James M. Fischer, Jr. of record in Book 7333, page 428, 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 6452, page 163 Register's Office for said County.

3 5 7 5 7

IDENTIFICATION

MAY 25 8 45 AM '89

FELIX J. WILSON REGISTER DAVIDSON COUNTY, TN

9548 05/25 0101 03CHECK 321.65

unimproved ( )
This is improved (X) property, known as 940 Norwalk Drive, 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 my hand this 19th day of May 19 89

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

BOOK PAGE

STATE OF TENNESSEE
COUNTY OF

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_____ .

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(s) 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 attesting the same by the said _____ as such _____.

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

My commission expires 7-13-91

Judy Daniel
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Frank Batson Quality Homes, Inc.

TO

Teddy H. Lee, II

RETURN TO:

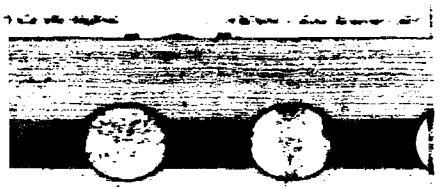
CUMBERLAND TITLE COMPANY

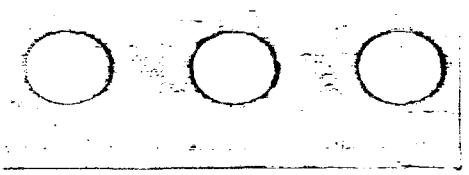
25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

111 W. College Street
Murfreesboro, Tennessee 37130

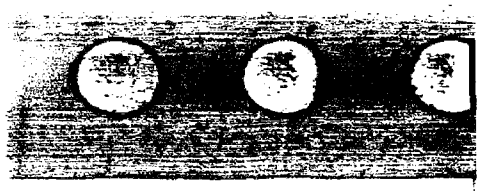
719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7848 PAGE 914

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 95500.00
CON TX 315.15
PRFEE 0.50
WDEED 6.00
TOTAL 321.65
CHECK 321.65

05/25/89 01 08:46 0001 9548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 7 5 7

IDENTIFICATION REFERENCE

MAY 25 8 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 212924