STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 52,500.00 .

Affiant

Subscribed and sworn to before me, this 16 day of January, 1990.

Notary Public

My Commission Expires: 1

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Frank Batson and wife, Judy Batson	152 Spring Valley Drive Same Nashville, Tn 37214	161-23 (9.85 Acres) 6DU-41520

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RITA SIMPSON, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **FRANK BATSON AND WIFE, JUDY BATSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 3, 20 and 21 on the Plan of Brentwood Glen of record in Book 7900, page 19, said Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to A. T. Simpson and wife, Rita Simpson by deed from James R. Read and wife, Mary L. Read, of record in Book 3226, page 131, and by deed of correction, of record in book 3282, page 337. The said A. T. Simpson having since died leaving Rita Simpson as the surviving tenant by the entirety.

This conveyance is made subject to:

1. 1990 taxes, a lien not yet due and payable which have been prorated and shall be paid by Grantor, and for which Grantor specifically covenants and agrees to hold Grantees harmless.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7669, page 207, as amended in Book 7798, page 996, Register's Office for said County.

3. Matters shown on the Plan of record in Book 7900, page 19, Register's Office for said County.

4. Easements for TVA lines to the United States of America of record in Book 1163, page 154 and Book 2240, page 271, said Register's Office.

5. Order of possession granted to Metropolitan Government of Nashville and Davidson County for construction of sanitary sewers and/or drainage improvements of record in Book 6255, page 875, said Register's Office.

6. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 7382, page 773, said Register's Office.

7. Easement for flow of creek.

This is unimproved property having an address as follows: Lots 3-20-21 Brentwood Glen

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am 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 I further covenant and bind myself, my 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 16 day of January, 1990.

Mrs A T Simpson, Rita Simpson and Lillie S Simpson are one and the same person.

Rita Simpson
Rita Simpson

9685 6

IDENTIFICATION REFERENCE

JAN 17 12 32 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

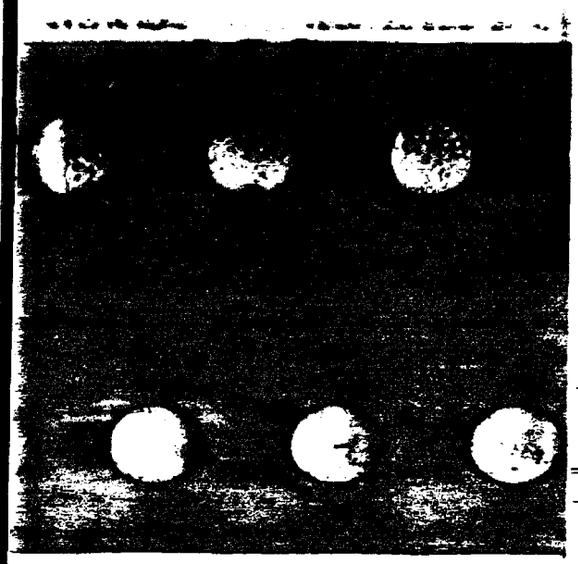
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita Simpson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

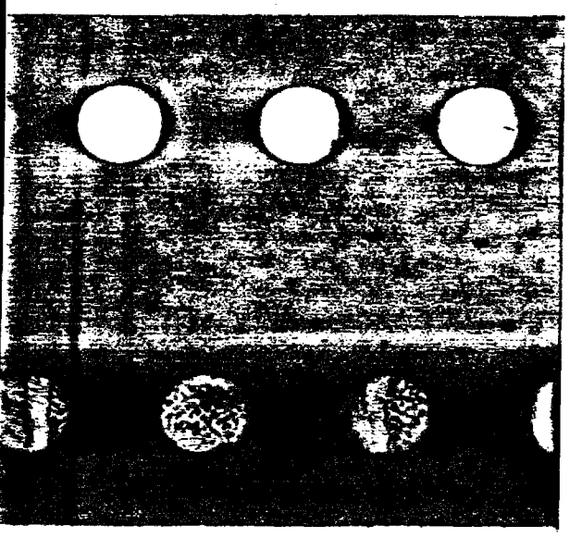
Witness my hand, at office, this 16 day of January, 1990.

William W. Wynne
Notary Public

My Commission Expires: 1-23-93

TAX 0.17 0101 CHECK 180.25





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

RECEIVED OF _____

FOR _____

BOOK 8027 PAGE 23

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 52500.00
				CON TX 173.25
				PRFEE 1.00
				WDEED 6.00
				TOTAL 180.25
				CHECK 180.25
01/17/90	01			12:32 0001 3701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.8.5.6.

IDENTIFI REFERENCE

JAN 17 12 31 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284802