This instrument prepared by: Hugh W. Entrekin, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Mike Roelofsz 529 Michele Dr Nashville, TN 37013	SAME	Map 108-8 Parcels 60 and 89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9432 02/01 0101 03CHECK 76.30

The actual consideration or value, whichever is greater, for this transfer is $21,000.

James M Fischer
AFFIANT

Sworn to and subscribed before me this 30 day of January, 1990.

Yvonne Neuenschwander
NOTARY PUBLIC

My commission expires: 11-27-93

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANK C. BATSON AND WIFE, JUDY W. BATSON, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto MIKE ROELOFSZ, hereinafter, individually, or collectively if more than one, called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots 218 and 247 of Plan of Section 2, Larchwood of record in Book 5200, Page 57, 58, and 59, Register's Office for said county to which plan reference is hereby made for a more complete and accurate description of each lot.

Being a portion of the same property being conveyed to Frank C. Batson and wife Judy W. Batson by deed from James M. Fischer, Jr. of record in Book 5983, Page 720, said Register's Office.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for:

1. 1990 taxes which are hereby assumed by Grantee.

2. Minimum building setback line and other matters as shown on the above referenced plan of record for said lots.

3. Restrictive covenants as revised of record in Book 5681, Page 533, said Register's Office and any other easements and restrictions of record.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of January, 1990.

Frank C. Batson
FRANK C. BATSON

Judy W. Batson
JUDY W. BATSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared FRANK C. BATSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 30 day of January, 1990.

Yvonne Norman
NOTARY PUBLIC

My Commission Expires: 11-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JUDY W. BATSON, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 30 day of January, 1990.

Yvonne Norman
NOTARY PUBLIC

My Commission Expires: 11-27-93

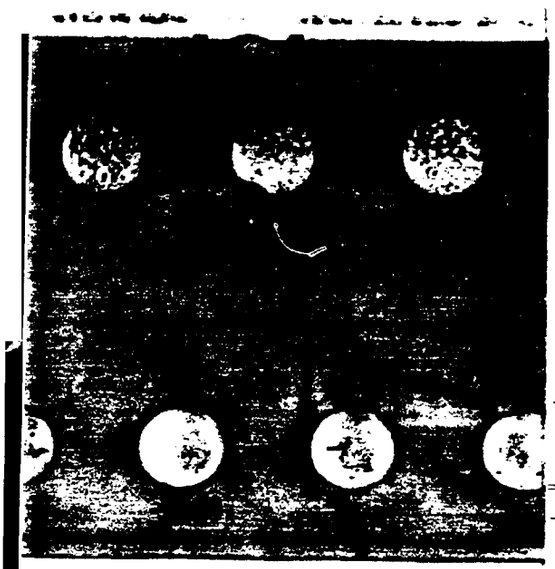
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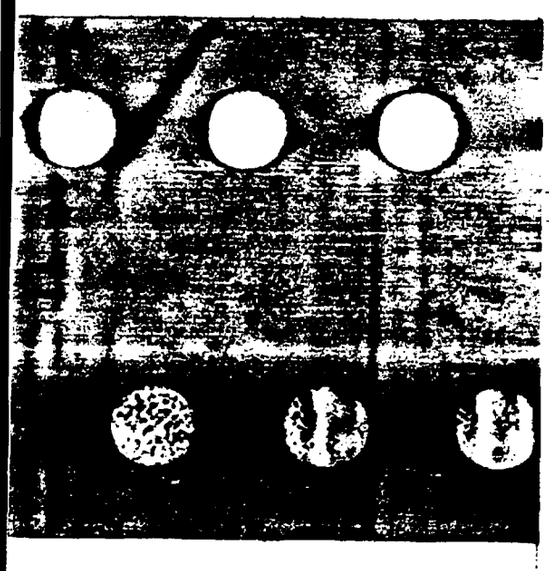
IDENTIF. TREFERENCE

FEB 1 2 48 PM '90

FELIX Z. DAVIDSON COUNTY TN.

RUSH





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

RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 826

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 21000.00
CON TX 69.30
PRFEE 1.00
WDEED 6.00
TOTAL 76.30
CHECK 76.30

02/01/90 01 14:45 0001 9432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00933

IDENTIF. TREFERENCE

FEB 1 2 49 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289472