BOOK 8072 PAGE 67

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 1990

Notary Public

MY COMMISSION EXPIRES: 5-8-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO		MAP-PARCEL NUMBERS
James I. Wills	Statesman Mortgage Company		MAP 96-16
(NAME)	(NAME)		
210 Lakebrink Drive	405 Sixth Avenue		PARCEL 210
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37214	Des Moines, IA 50306		03D92546
(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 James I. Wills, 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. 84 on the Plan of Larchwood, Phase One A, Section Four, a Planned Unit Development, of record in Plat Book 6200, page 924, amending Plat Book 6900, page 843, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Quality Homes, Inc. by deed from James M. Fischer and wife, Charlotte L. Fischer, of record in Book 7796, page 726, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6299, Page 152, (re-recorded in Book 6301, page 820); Book 8032, page 432; Book 6767, page 385; Book 6873, page 939; and Book 7271, page 342, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Amended Master Deed, of record in Book 6291, page 449 and Book 7792, page 540, said Register's Office.

DAVIDSON COUNTY, TN.
MAR 26 10 30 AM '90
IDENTIF. REFERENCE
13374

unimproved ( ) improved (XX) property, known as 210 Lakebrink Drive, 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 heir 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 covey 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 23rd day of March, 19 90

Frank Batson Quality Homes, Inc.

By: Frank C. Batson, Pres.
Frank C. Batson, President

BOOK 8072 PAGE 68

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence

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 (their ~~oaths~~ oath) acknowledged (themselves ~~himself~~) to be the President and _____ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) (they) 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 _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Nashville on this the 23rd day of March 1990

My commission expires 5-8-91

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

WARRANTY DEED

FROM

Frank Batson Quality Homes, Inc.

TO

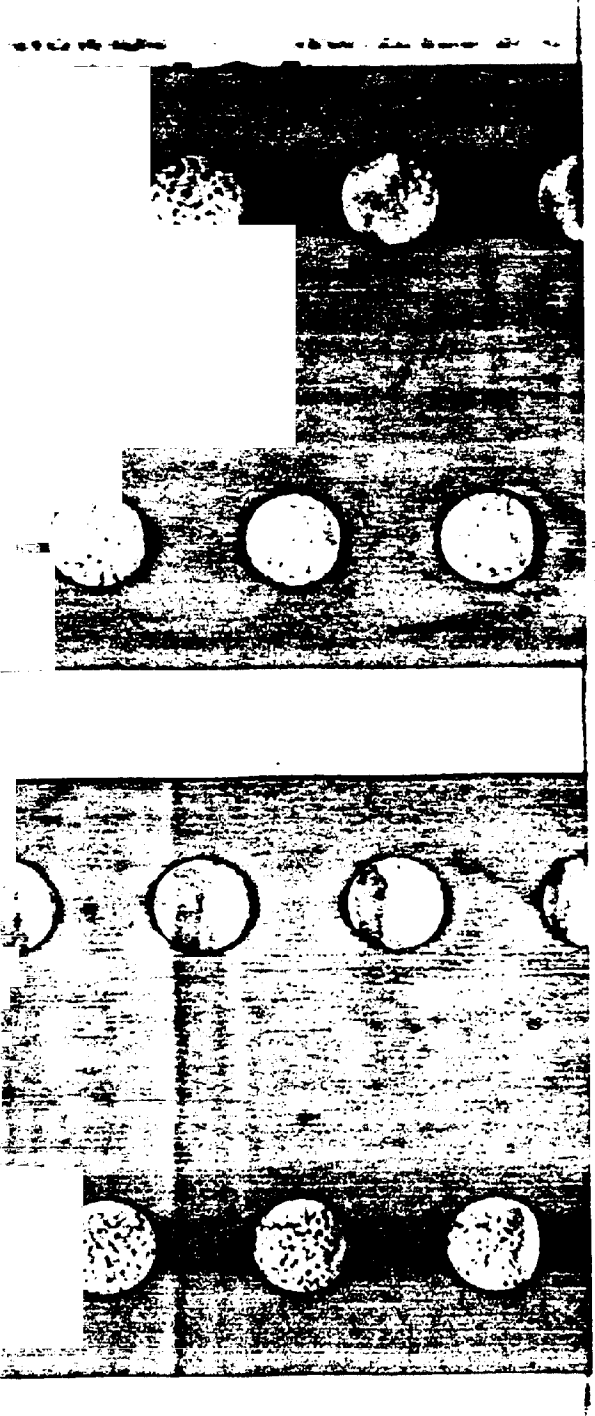
James I. Wills

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

5471 03/26 0101 03CHECK 247.57



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

RECEIVED OF _____

FOR _____

BOOK 8072 PAGE 69

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 72900.00
CON TX 240.57
PRFEE 1.00
MDEED 6.00
TOTAL 247.57
CHECK 247.57

03/26/90 01 10:31 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. TREFERENCE

II 3374

MAR 26 10 30 AM '90

DAVIDSON COUNTY TN.

No. 303896