This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY,
128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Jeffrey Lynn Batdorf and Mary Jo Batdorf
733 Woodland Way
Nashville, Tennessee 37209

NAME OF MORTGAGEE:
Equity Builders, Inc.

ADDRESS NEW OWNERS:
Jeffrey Lynn Batdorf and Mary Jo Batdorf
733 Woodland Way
Nashville, Tn 37209

MAP 114-14A GROUP ___, PARCEL 81Co
Field Book No. 08D 65332

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY THOUSAND ($120,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, EQUITY BUILDERS, INC., has this day bargained and sold and does hereby transfer and convey unto JEFFREY LYNN BATDORF AND WIFE, MARY JO BATDORF, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Woodland Forrest, Section 1, a planned unit development, of record in Plat Book 6900, page 534, Register's Office of Davidson County, Tennessee.

Together with an undivided interest in Woodland Forrest Homeowners Association, Inc., as that interest is described in the Charter and Bylaws thereto, and an undivided interest in the common area of Woodland Forrest again as described in the Charter and Bylaws thereto.

Being the same property conveyed to Equity Builders, Inc., by warranty deed of Eaglecrest, a Tennessee general partnership, of record in Book 7897, page 216, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said JEFFREY LYNN BATDORF AND WIFE, MARY JO BATDORF, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said JEFFREY LYNN BATDORF AND WIFE, MARY JO BATDORF, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1990 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantor paying its prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due.

2. Restrictive covenants of record in Book 7207, page 851, and Declaration of Covenants of record in Book 7439, page 487, Book 7596, page 684, and Book 7596, page 692, Register's Office of Davidson County, Tennessee.

3. Easement granted Tennessee Electric Power Company of record in Book 787, page 4, Register's Office of Davidson County, Tennessee.

4. Matters appearing on the plan of Woodland Forrest, Section 1, of record in Plat Book 6900, page 534, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to said property, to the said JEFFREY LYNN BATDORF AND WIFE, MARY JO BATDORF, their heirs and assigns, against the lawful claims of all persons, whomsoever.

In Witness Whereof, grantor has caused its signature to be affixed hereto by its duly authorized officer, on this the 17th day of September, 1990.

58174

IDENTIFICATION

SEP 18 1 04 PM '90

EQUITY BUILDERS, INC.

BY: _____
ROBERT C. CROSBY, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ROBERT C. CROSBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the President of Equity Builders, Inc., the within named bargainor, a corporation, and that Robert C. Crosby, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President of said corporation.

Witness my hand and official seal at Franklin, Tennessee, on this the 17th day of September, 1990.

(SEAL)

_____
Notary Public

GAYLE T. MOYER NOTARY PUBLIC AT LARGE STATE OF TENN. ASSN.

My Commission Expires:

4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

_____

Sworn to and subscribed before me, on this the 17th day of September, 1990.

(SEAL)

_____
Notary Public

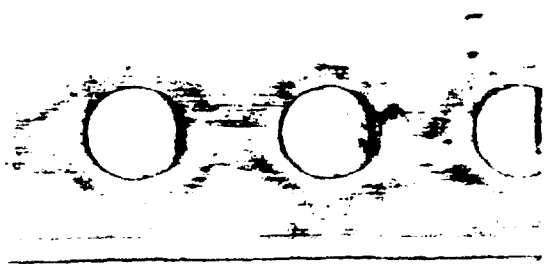
GAYLE T. MOYER NOTARY PUBLIC AT LARGE STATE OF TENN. ASSN.

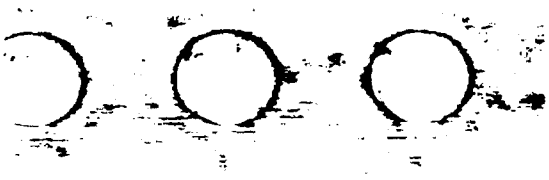
My Commission Expires:

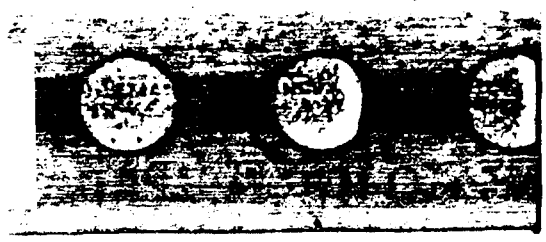
4-23-91

RECEIVED FOR RECORD
09/18 0101 03CHECK
403-00









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8198 PAGE 226

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	120000.00
			CON TX	396.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	403.00
			CHECK	403.00
09/18/90	01	13:15	0001	9896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58174

IDENTIFICATION REFERENCE

SEP 18 1 05 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 356531