BOX 45

BOOK 8204 PAGE 329

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September 1990

Notary Public

MY COMMISSION EXPIRES: 5-7-94

(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
Frank Batson Quality Homes, Inc. (NAME)	New Owner (NAME)	MAP 161
120 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 16
Nashville, TN 37214 (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, Rita Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson Quality Homes, Inc.

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. 16, on the plan of Brentwood Glen, of record in Plat Book 7900, Page 19, 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 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, said Register's Office. The said A. T. Simpson having since died leaving Rita Simpson as the surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 7669, Page 207; Book 1163, page 154; Book 2240, page 227; and Amended Restrictions of record in Book 8092, page 322; and Book 7798 page 996, Register's Office for said County.

This conveyance is subject to Easements, of record in Book 7382, page 773; Book 6255, page 875; and Book 7756, page 712, Register's Office for said County.

Rita Simpson and Lillie S. Simpson being one and the same person.

This is ( ) unimproved ( ) property, known as Lot 16, Brent Glen Place, Nashville, TN 37211
(XX) improved (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 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 21st day of September, 1990

X Rita Simpson
Rita Simpson

BOOK 8204 PAGE 330

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Simpson, the bargainor, with whom I am personally acquainted/(or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 1990.

Commission expires X 9-21-91 X

Joshua S. Fink
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he/they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Rita Simpson

TO

Frank Batson Quality Homes, Inc.

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

SEP 27 10 37 AM '90

64.75

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8204 PAGE 331

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 17500.00
				CON TX 57.75
				PRFEE 1.00
				MDEED 6.00
				TOTAL 64.75
				CHECK 64.75
			09/27/90 01	10:39 0001 2670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 4 8 0

SEP 27 10 37 AM '90

No. 359269