PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30453)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Sworn and subscribed before me this 28th day of September, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
R. Walker Batts
2205 Golf Club Lane
Nashville, Tennessee 37215

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, Virginia 23230-3479

MAP-PARCEL NUMBERS
7DA 91072 117-6-B-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Eakin and spouse, Lake T. Eakin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Walker Batts and spouse, Christy F. Batts,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 on the plan of Hillsboro Heights Condominium, as setforth on Exhibit A-1 of the Master Deed and By Laws, of record in Book 6312, page 176, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to John W. Eakin and wife, Lake T. Eakin by deed from E. J. Allen and wife, Pearl C. Allen of record in Book 6165, page 806, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6312, Page 176 and Book 1394, page 146, said Register's Office.

61282

IDENTIF. REFERENCE

OCT 1 12 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is improved property, known as: 2205 Golf Club Lane, Nashville, Tennessee 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 1990.

John W. Eakin

Lake T. Eakin

State of Tennessee
County of Davidson

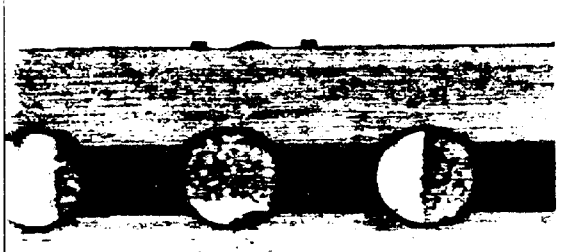
On this 28th day of September, 1990, before me the undersigned authority, personally appeared John W. Eakin and Lake T. Eakin (to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

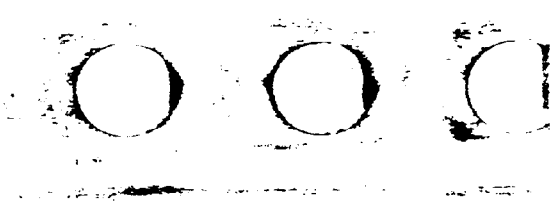
NOTARY PUBLIC AT LARGE

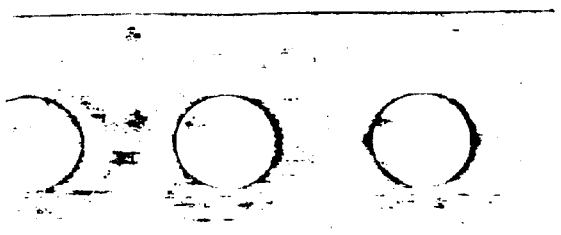
My Commission Expires: Oct 9, 1991

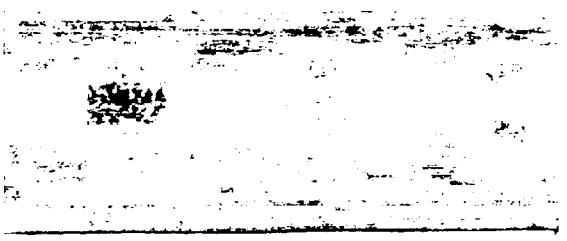
Notary Public

W & I 12/89









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8206 PAGE 826

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

41000.00

CONV TX	1367.50
PRFEE	1.00
MDEED	6.00
TOTAL	1376.50
CHECK	1376.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5895

6 1 2 8 2

IDENTIF. REFERENCE

OCT 1 12 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360190