FILE BOX 45

BOOK 8207 PAGE 781

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,548.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 1990

Notary Public

MY COMMISSION EXPIRES: 5-28-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert C. Edwards (NAME)	Fundamental Mortgage Corporation (NAME)	MAP 108-4
804 Restover Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	PARCEL 141
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Louisville, KY 40201 (CITY) (STATE) (ZIP)	03D91235

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 C. Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Edwards

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. 329, on the plan of Larchwood, Section 6, of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from Linda L. Bartee Harbison Floyd and husband, Clifford Floyd, of record in Book 8194, Page 506, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6452, Page 163, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Linda L. Bartee Harbison and husband, Jeffrey W. Harbison, and Frank C. Batson and wife, Judy W. Batson, to Roger K. Yates, Trustee, for Homeland Mortgage Corporation, dated January 8, 1988, and filed for record in Book 7447, page 679 (and re-recorded in Book 7461, page 584), Register's Office for said County, with an unpaid principal amount of approximately $ 88,548.90, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of attorney of record in Book 5292, Page 774, Register's Office for said County.

unimproved ( ) / is improved (XX) property, known as 804 Restover Court, 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 our hand s this 28th day of September, 1990

Judy W. Batson by Frank C. Batson atty in fact

Frank C. Batson

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ATE OF TENNESSEE
UNTY OF Davidson

onally appeared before me, the undersigned, a Notary Public in and for
County and State, the within named ~~Frank C. Batson~~

(or proved to me on the basis of satisfactory evidence
bargainor S , with whom I am personally acquainted, and who acknowledged that they
uted the within instrument for the purposes therein contained. Witness my hand and official seal at
shville, Tennessee, this 28th day of September, 19 90
mission expires 5-8-91

Notary Public

ATE OF TENNESSEE
UNTY OF

Before me, a Notary Public within and for the
and County aforesaid, personally appeared
with whom I am personally acquainted, and who
his oath, himself (or proved to me on the basis of satisfactory evidence)
(their several oaths) acknowledged (themselves) to be the
respectively of the
within named bargainor, and corporation, and that (he) as such
(they)
being authorized so to do, execute the foregoing instrument for the
oses therein contained by signing the name of the corporation, by the said
ch , and attesting the same by the said
ch
Witness my hand and official seal at office at on this the
of 19

ommission expires

Notary Public

61575

WARRANTY DEED

FROM

Frank C. Batson
~~Judy W. Batson~~

IDENTIF. REFERENCE

TO

Robert C. Edwards

OCT 2 8 37 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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

ATE OF TENNESSEE
UNTY OF DAVIDSON

rsonally appeared before me, the undersigned, a Notary Public in and for said
unty and State, the within named, Frank C. Batson, with whom
am personally acquainted (or proved to me on the basis of satisfactory evidence)
d who acknowledged that he executed the within instrument on behalf of
udy W. Batson as her attorney in Fact as the free act and ~~XXX~~ deed of
e within named Judy W. Batson

tness my hand and offical seal at Nashville, Tennessee this 28th day of September,
990 .

Commission Expires: 5-8-91

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 94548.90
CON TX 311.85
PRFEE 1.00
WDEED 6.00
TOTAL 318.85
CHECK 318.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/02/90 31 90-30 0001 6233

61575

IDENTIF. REFERENCE

OCT 2 8 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360523