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BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Ritchie Pickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 1990

Notary Public

MY COMMISSION EXPIRES: 5-8-93

(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
Ritchie L. Pickens (NAME)	Norwest Morgage, Inc. (NAME)	161-5-0-B
805 Brent Glen Point (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 31728 (STREET ADDRESS)	3CO
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Charlotte, NC 28231 (CITY) (STATE) (ZIP)	06DU83214

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 Ritchie L. Pickens and wife, Kelly P. Pickens

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. 3, on the plan of Brentwood Glen (Revised), of record in Plat Book 7900, Page 189, 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 Frank Batson and wife, Judy Batson, of record in Book 8235, page 132, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7669, Page 207; Book 7798, page 996; Book 1163, page 154; Book 2240, page 271; and Book 8092, page 322, Register's Office for said County.

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

This is unimproved XX / unimproved ( ) property, known as 805 Brent Glen Point, Nashville, TN 37211 (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 7th day of November, 1990

Frank Batson Quality Homes, Inc.

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

STATE OF TENNESSEE
COUNTY OF

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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 ~~(his oath/himself)~~ acknowledged (~~himself~~) to be the President and _____ respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) 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 7th day of November 19 90

My commission expires 5-8-91

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Frank Batson Quality Homes, Inc.

TO

Ritchie L. Pickens
Kelly P. Pickens

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

7 1 4 9 2

IDENTIF. TREFERENCE

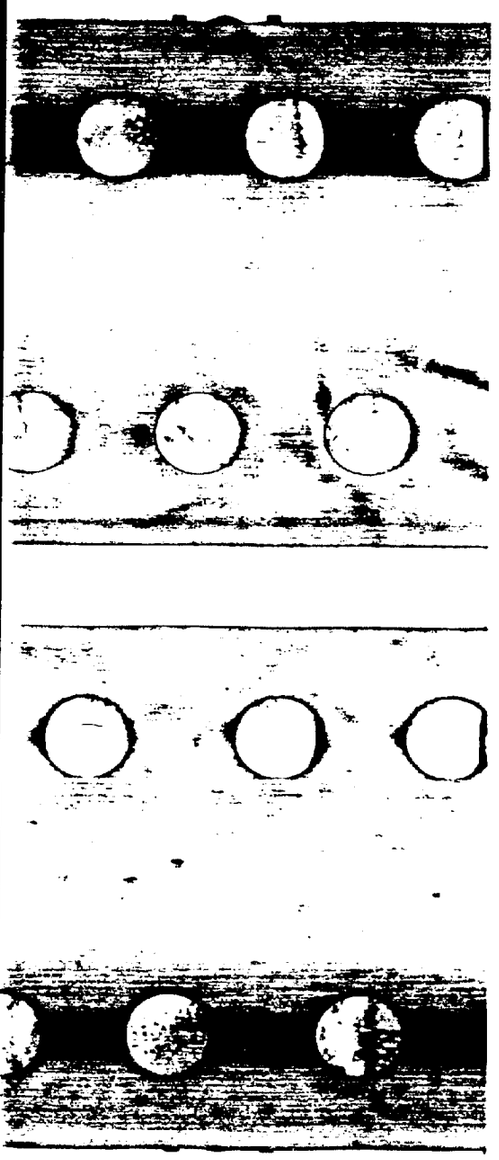
Nov 9 3 38 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

325.45 CHECK 0101 11/09 6014

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 96500.00
				CON TX 318.45
				PRFEE 1.00
				WDEED 6.00
				TOTAL 325.45
				CHECK 325.45
11/09/90		01		15:38 0001 6014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1: 4 9 2

IDENTIF. TREFERENCE

Nov 9 3 38 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372060