File in Box # 14

FORM NO. WD-1

BOOK 8276 PAGE 749

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0,300.00

Patricia Ann Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES: 7/28/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia Ann Howell (NAME) | Fidelity Federal Bank (NAME) | 096-16-210 |
| 209 ~~[illegible]~~ Lakebrink Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | |
| Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 Patricia Ann Howell, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Larchwood, Phase One A, Section Four, a Planned Unit Development of record in Book 6900, page 843, as amended in Book 6200, page 924, said Register's Office.

Said Lot No. 86 fronts 40.07 feet on the northeasterly side of Lakebrink Drive and runs back 178.31 feet on the northerly lot line and 138.74 feet on the southerly lot line to a line in the rear which measures 56.36 feet thereon.

Description derived from recorded plat as set out above prepared by Barge, Waggoner, Sumner and Cannon, Inc., 162 3rd Avenue North, Nashville, Tennessee 37219, Registration No. 1401.

Being part of the same property conveyed to Frank Batson Quality Homes, Incorporation, a Tennessee corporation by deed from James M. Fischer, Jr., married as of record in Book 7796, page 726, said Register's Office.

THIS conveyance is subject to Declaration of Covenants and restrictive of record in Book 6299, Page 152, re-recorded in Book 6301, page 82, amended in Book 6391, page 449, Book 7434, page 620, Book 7792, page 540, and Book 8032, page 432, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 209 ~~[illegible]~~ Lakebrink Drive, Nashville, Tennessee 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 heirs 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 his hand this 9th day of January, 19 91

Frank Batson Quality Homes, Inc.
By: Frank C. Batson
Frank C. Batson, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared ~~Frank C. Batson~~

_____

_____

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 the Frank Batson Quality Homes, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ~~President~~.

Witness my hand and official seal at Nashville, Tenn., this 9th day of ~~January~~, 19 91.

Commission Expires 7/24/93

_____ Notary Public

WARRANTY DEED

FROM
Frank Batson Quality Homes, Inc.

TO
Patricia Ann Howell, Unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

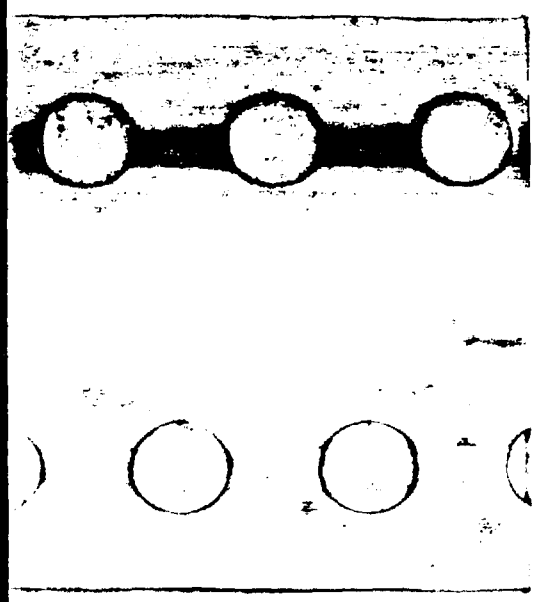
8 6 5 5 8 6

IDENTIF. REFERENCE

JAN 16 12 04 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5046 01/16 0101 03CHECK 205.99



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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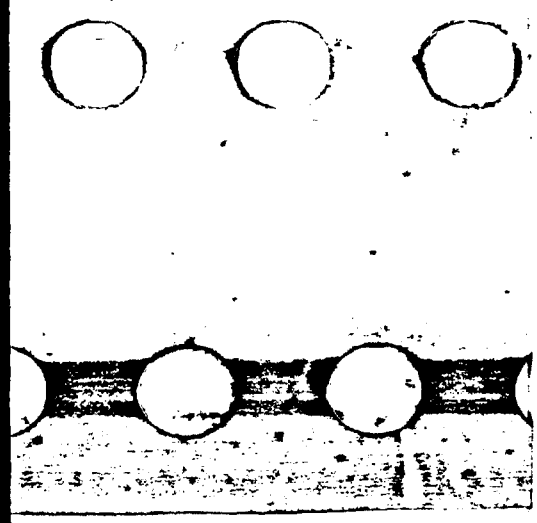
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 60300.00
CON TX 198.99
PRFEE 1.00
WDEED 6.00
TOTAL 205.99
CHECK 205.99

01/16/91 01 12:03 0001 6046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



8 6 5 8 6

IDENTIF. REFERENCE

JAN 16 12 04 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 389905