FILED DAY AS

BOOK 8301 PAGE 353

STATE OF TENNESSEE
Davidson
THE ACTUAL CONSIDERATION OR VALUE WHICH-EVER IS GREATER FOR THIS TRANSFER IS $23,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February 1991

Notary Public

MY COMMISSION EXPIRES 5-8-91

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

| NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Frank Batson Homes, Inc. (NAME) | Owner (NAME) | 86-4-0-A |
| 120 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 13CO |
| Nashville, TN 37214 (CITY, STATE, ZIP) | (CITY, STATE, ZIP) | 04D92378 |

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 Zaring National Corporation

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson 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. 68, on the plan of Oakcrest, Phase 1-B, of record in Plat Book 6200, Page 385, 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 Zaring National Corporation, and Ohio Corporation, by deed from David H. Parker, Trustee, of record in Book 7772, page 146, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874, Register's Office for said County.

Sewer Easement of record in Book 7233, page 802, said Register's Office.

96073

IDENTIF. REFERENCE

RECD FOR REC'D MAR 1 5 26 PM '91
DAVIDSON COUNTY TN

Certificate of Authority to Transact Business in This State Not Required

0002 03/01 0101 03CHECK 85.21

XX (Property Known as) 309 Oakcrest Court, Hermitage, TN 37076
(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 my hand this 28th day of February 1991

Zaring National Corporation

By: Richard J. Bell, President of Nashville Region

STATE OF TENNESSEE
COUNTY OF

BOOK 8301 PAGE 354

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 Richard J. Bell and _____ with whom I am personally acquainted/and who upon his oath (proved to me on the basis of satisfactory evidence) acknowledged (~~himself~~) to be the President of Nashville Region and _____ respectively of the Zaring National Corporation 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 Richard J. Bell as such President of Nashville Region, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 28th day of February 1991

My commission expires 5-8-91

Notary Public

WARRANTY DEED

FROM

Zaring National Corporation

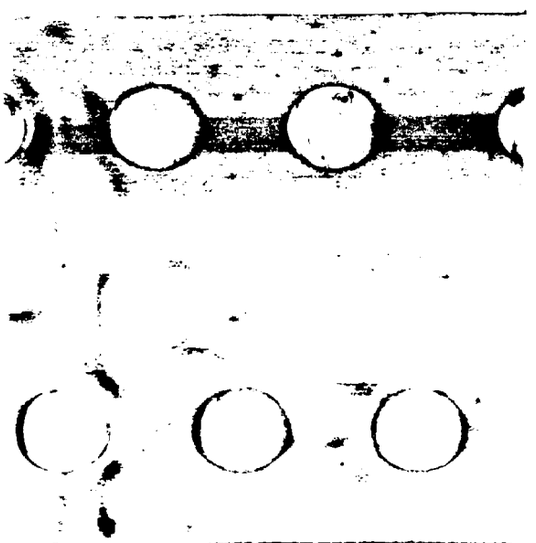
TO

Frank Batson 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



**OFFICIAL RECEIPT**
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 355

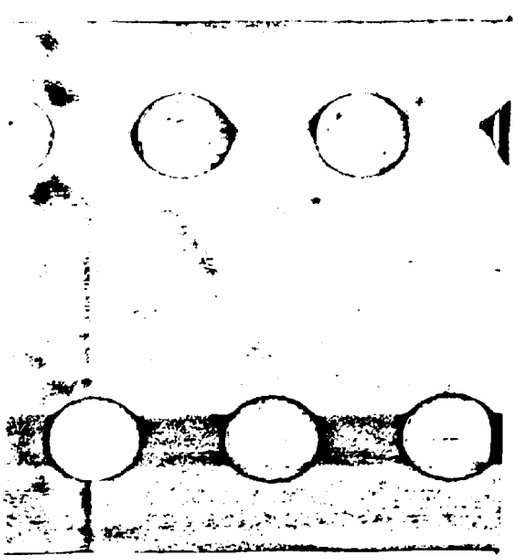
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

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

| | |
|---|---|
| CAMT | 23750.00 |
| CON TX | 78.21 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 85.21 |
| CHECK | 85.21 |

03/01/91 01 09:29 0001 0002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



96073

IDENTIF. REFERENCE

MAR 1 S 26 AM '91

DAVIDSON COUNTY TN.

No. 400842