Prepared by information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Johnny L Passons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 1991

M. L. Nicholls
Notary Public

MY COMMISSION EXPIRES 10-5-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

NAME AND ADDRESS NEW OWNERS AND FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Johnny L. Passons	SAME	Map 108-4
(NAME)	(NAME)	Parcel 24
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS)	formerly Parcel 226
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny L. Passons and wife, Ruth J. Passons

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. 366 Larchwood, Section Seven of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said Lot was subsequently replatted and appears as Lot 366, Section One, Villages of Larchwood of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Frank Batson Quality Homes by deed from James M. Fischer, Jr. of record in Book 8215, Page 15, Register's Office for said County.

THIS conveyance is subject to Restrictive Coventants of record in Book 7216, Page 574, Register's Office for said County.

96233

IDENTIF. REFERENCE

0165 03/01 0101 03CHECK 287.50

Property known as XX (House Number) (Street) (P.O. Address) Nashville, TN 37214 (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, 19 91

Frank Batson Quality Homes

BY: Frank C. Batson
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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/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 _____.

(or proved to me on the basis of satisfactory evidence)

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 acknowledged himself to be the President and _____ respectively of the Frank Batson Quality Homes, the within named bargainor, and corporation, and that he as such President executed 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, TN on this the 28th day of February 1991.

My commission expires 5-8-91

Notary Public

WARRANTY DEED

FROM

Frank Batson Quality Homes

TO

Johnny L. Passons and wife, Ruth J. Passons

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. WILKINSON

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 763

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	85000.00
CON TX	280.50
PRFEE	1.00
WDEED	6.00
TOTAL	287.50
CHECK	287.50

03/01/91 01 11:48 0001 0165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96233

IDENTIF. REFERENCE

No. 401005