This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8316 PAGE 960

ADDRESS NEW OWNER:
James M. Batcheldor Jr. and Betty W. Batcheldor
616 Highland View Ct.
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sovran Mortgage Corporation
201 East Cary Street
Richmond, Virginia 23219-3736

MAP AND PARCEL:
MAP 75-11
PARCEL 23
04D-24546

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John T. McNeal and wife, Coleen T. McNeal hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Batcheldor Jr. and wife, Betty W. Batcheldor, as tenants by the entirety, , 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. 441, Section 2, Highlands of Tulip Grove, of record in Book 4675, Page 93, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John T. McNeal and wife, Coleen T. McNeal , by deed from Romar Construction Company, Inc. of record in Book 4910, Page 884, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to a public utility and drainage easement and minimum building setback line of record in Book 4675, Page 93, said Register's Office.

This is improved property known as 616 Highland View Ct., Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Batcheldor Jr. and wife, Betty W. Batcheldor, their heirs and assigns, forever; and we, John T. McNeal and wife, Coleen T. McNeal 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of March, 1991.

John T. McNeal

Coleen T. McNeal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John T. McNeal and wife, Coleen T. McNeal the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of March, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93

6741 03/27 0101 03CHECK 287.50

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAR 27 9 03 AM '91

IDENTIF. TREFERENCE

01903



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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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

03/27/91 01 09:03 0001 6741

01903

IDENTIF. REFERENCE

MAR 27 9 03 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407477