BOOK 8323 PAGE 46

FILE IN BOX #14
G#7036-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 19 91

Notary Public

MY COMMISSION EXPIRES 11/10/91

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| NAME | ADDRESS | MAP-PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS<br>RICHARD A. ERWIN etux<br>(NAME)<br>1036 Fitzpatrick Road<br>(STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, TN 37214<br>(CITY) (STATE) (P O ZIP) | SEND TAX BILLS TO<br>FIDELITY FEDERAL BANK, FSB<br>(NAME)<br>401 Union Street<br>(STREET ADDRESS)<br>Nashville, TN 37219<br>(CITY) (STATE) (ZIP) | Map 108-4<br>Parcel 188 |

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, ~~XXX~~ Frank Batson Homes, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. ERWIN and wife, SHEILA G. ERWIN, 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. 352 of Plan of Section Seven, Larchwood, of record in Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Frank Batson Homes, Inc. by deed from Frank Batson Quality Homes, Inc. of record in Book 8323 Page 44, Register's Office for said County.

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

03891

IDENTIF. REFERENCE

APR 3 11 34 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

1637 04/03 0101 03CHECK 351.85

~~unimproved~~ improved property, known as 1036 Fitzpatrick Road, Nashville, TN 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 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 28th day of March, 19 91

Frank Batson Homes, Inc.

BY: Frank C. Batson, Pres.

Frank C. Batson, President

BOOK 8323 PAGE 47

STATE OF TENNESSEE
COUNTY OF

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 (or proved to me on the basis of satisfactory evidence) upon his oath acknowledged himself to be the President and _____ respectively of the Frank Batson 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 _____

Witness my hand and official seal at office at Nashville, TN on this the 28th day of March 19 91

My commission expires 5-8-91

_____
Notary Public

WARRANTY DEED

FROM

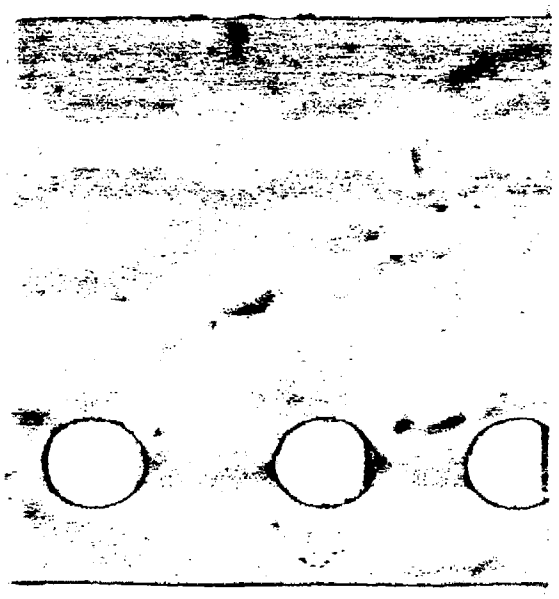
TO

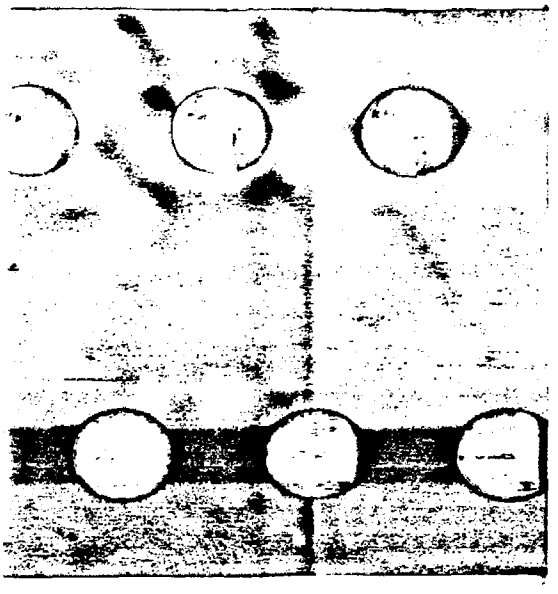
RETURN TO:

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 _____

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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
104500.00
CON TX 344.85
PRFEE 1.00
WDEED 6.00
TOTAL 351.85
CHECK 351-85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/91 01 11:34 0001 1637

03891

IDENTIF. REFERENCE

APR 3 11 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 409740