X 45

BOOK 8329 PAGE 87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,400.00

Frank C. Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April 19 91

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	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank Batson Homes, Inc. (NAME)	New Owner (NAME)	MAP 108-4-A
120 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 2,
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	12 & 17

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, Villages of Larchwood Joint Venture, a joint venture composed of B & P Developments, Inc., a Tennessee Corporation, and James M. Fischer, Jr. 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 Lots Nos. 2, 12 and 17 on the Plan of 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 Villages of Larchwood Joint Venture by deed from James M. Fischer, Jr. and wife, Charlotte L. Fischer of record in Book 7910, Page 251, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 8067, Page 792, Register's Office for said County.

06181

IDENTIF. REFERENCE

APR 12 9 44 AM '91

FELIX A. ANDERSON
DAVIDSON COUNTY TN.

4331 04/12 0101 03CHECK 163.42

unimproved XX) property, known as Lots 2, 12 & 17 Kennington South, Nashville, TN 37214
improved)
(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 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 3rd day of April 19 91

Villages of Larchwood Joint, Venture
B & P Developments, Inc.

By: James M. Fischer, Jr.

By: David H. Parker, President
David H. Parker, President

BOOK 8329 PAGE 88

STATE OF TENNESSEE
COUNTY OF

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 _____

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 David H. Parker and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President and _____ respectively of the B & P Developments, Inc., a joint venture of Villages of Larchwood Joint Venture, 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 David H. Parker as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 3rd day of April 19 91

My commission expires 5-8-91

_____
Notary Public

WARRANTY DEED

FROM

Villages of Larchwood Joint

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

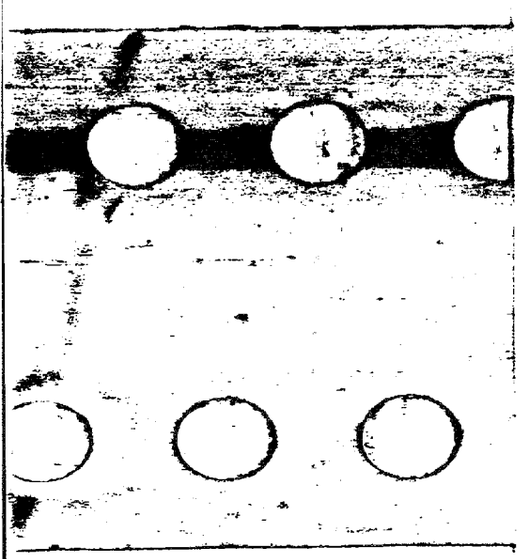
STATE OF TENNESSEE
COUNTY OF DAVIDSON

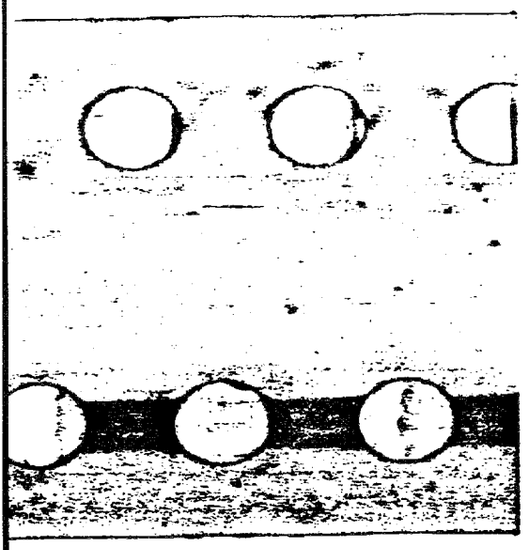
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be a joint venturer of Villages of Larchwood Joint Venture, a joint venture, the within named bargainor, and that he as such joint venturer, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by himself as joint venturer.

Witness my hand and official seal this 3rd day of April, 1991.

My Commission Expires: 11-27-93

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8329 PAGE 89

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 47400.00
CON TX 156.42
PRFEE 1.00
WDEED 6.00
TOTAL 163.42
CHECK 163.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/12/91 01 09:45 0001 4331

06181

IDENTIF. REFERENCE

APR 12 9 44 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 412395