BOOK 8357 PAGE 908

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,181.00

Richard L. Simenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 1991

Notary Public

MY COMMISSION EXPIRES 3-25-95

(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
Richard L. Simenson	Owner	MAP 86-40A
(NAME)	(NAME)	
4372 Oakcrest Lane		PARCEL 79
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076		
(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 Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Simenson and wife, Janet Naylor Simenson

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. 79, on the Plan of Oakcrest, Phase 2-B Revised Addition to of record in Plat Book 7900, Page 251, and amended in Plat 7900, Page 253, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson Homes, Inc. by deed from B & P, Inc., of record in Book 8357, Page 906, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874 and Book 8277, Page 830, Register's Office for said County.

16497

IDENTIFICATION REFERENCE

MAY 23 10 13 AM '91

4630 05/23 0101 03CHECK 416.86

(is) (is not) XX property, known as 4372 Oakcrest Lane, 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 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 21st day of May, 19 91

Frank Batson Homes, Inc.

By: Frank C. Baston, Pres.
Frank C. Baston, President

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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 Frank C. Baston and _____ with whom I am personally acquainted/and who upon his oath (or proved to me on the basis of satisfactory evidence) ~~XXXXXXXXXXX~~(s) acknowledged himself ~~XXXXXXX~~ to be the President and _____ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that (he) (they) as such President and XXXX 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. Baston 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 21st day of May 19 91

My commission expires 3-25-95

_____
Notary Public

WARRANTY DEED

FROM

Frank Batson Homes, Inc.

TO

Richard L. Simenson
Janet Naylor Simenson

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 124181.00
CON TX 409.86
PRFEE 1.00
WDEED 6.00
TOTAL 416.86
CHECK 416.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/91 01 10:15 0001 4630

16497

IDENTIFICATION REFERENCE

MAR 23 10 13 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 424205