FILE BOX 45

BOOK 8364 PAGE 943

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st 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
Francine Antonacci		Sovran Mortgage Corporation		MAP 108
(NAME)		(NAME)		
1032 Fitzpatrick Road		201 East Cary Street		GROUP 4
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37214		Richmond, VA 23219-3736		PARCEL 189
(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 Francine Antonacci, unmarried and Rita Wronski, unmarried in Joint Tenancy with Right of Survivorship

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. 351 on the Plan of Section Seven, Larchwood 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.

BEING the same property conveyed to Frank Batson Homes, Inc. by Quitclaim Deed from Frank Batson Quality Homes of record in Book 8304, Page 941, 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.

(unimproved) property, known as 1032 Fitzpatrick Road, Nashville, TN 37214
(Is improved XX) (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 31st day of May, 1991

Frank Batson Homes, Inc.

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

BOOK 8364 PAGE 944

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 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 _____

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

Witness my hand and official seal at office at Nashville on this the 31st day of May 19 91

My commission expires 3-25-95

_____
Notary Public

WARRANTY DEED

FROM

Frank Batson Homes, Inc.

TO

~~Francine Antonacci and~~
Rita Wronski

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

19013.

IDENTIFICATION REFERENCE

JUN 3 3 21 PM '91

0082 06/03 0101 CKCHECK

351.[redacted]



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8364 PAGE 945

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 104500.00
				CON TX 344.85
				PRFEE 1.00
				WDEED 6.00
				TOTAL 351.85
				CHECK 351.85
06/03/91	01			15:23 0001 0082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19013.

IDENTIFICATION REFERENCE

JUN 3 3 21 PM '91

No. 427166