BOOK 8471 PAGE 736 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,820.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1991

Notary Public

MY COMMISSION EXPIRES 7/24/94

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Michael D. Sandefer (NAME)	Citizens & Southern Mortgage Corporation (NAME)	MAP 108-12-0-B
2121 N. Ashford (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PAR. 55CO
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	03D92480

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 Michael D. Sandefer and Karen Denise Wages, both unmarried, as joint Tenants 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. 127, on the plan of Harborview, Phase 1-A, Section 2, of record in Plat Book 6900, Page 756-758, 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 Third National Bank in Nashville, of record in Book 8392, Page 191, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7471, Page 26; Book 7646, page 142; Book 7646, page 147; Book 7646, page 149 (re-recorded in Book 7647, page 648); Book 7732, page 749; Book 8297, page 380; Book 8263, page 534; and Book 8271, page 863, Register's Office for said County.

5.7.202

IDENTIFICATION REFERENCE

Oct 28 8 44 AM '91

This is unimproved ( ) / improved (XX) property, known as 2121 N. Ashford, 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 18th day of October, 1991

Frank Batson Homes, Inc.

By: Frank C. Batson

Frank C. Batson, President

BOOK 8471 PAGE 737

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/and who acknowledged that (or proved to me on the basis of satisfactory evidence) _____ 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 ~~(they severally each)~~ acknowledged (himself ~~themselves~~) to be the (or proved to me on the basis of satisfactory evidence) XXXXXXXXXXX and _____ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that (he) as such President and (they) 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. Batson 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 18th day of October 19 91

My commission expires 7/24/93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Frank Batson Homes, Inc.

TO

Michael D. Sandefer
Karen Denise Wages

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

1992 10/25 0101 03CHECK 461.36

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

RECEIVED OF _____

FOR _____

BOOK 8471 PAGE 738

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 122820.00
CON TX 454.36
PRFEE 1.00
WDEED 6.00
TOTAL 461.36
CHECK 461.36

10/28/91 01 08:43 0001 6182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.202

IDENTIFICATION REFERENCE

OCT 28 8 44 AM '91

No. 470885