This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8546 PAGE 94

ADDRESS NEW OWNER:
Thomas C. Craven and Helen S. Craven
1223 McAlpine Avenue
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Independence One Mortgage Corporation
P. O. Box 5076
Southfield, MI 48086-5076

MAP AND PARCEL:
MAP Map 83-16
PARCEL 55
15DA-42403

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the Heirs at Law of Andrew Batey, being Andrew S. Batey, Vickie R. Stone, Frederick D. Batey and Danille D. Brown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas C. Craven and Helen S. Craven, married, 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. 231 on the Plan of Fortland Park, Section 2, Addition 1, of record in Book 2854, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Andrew Batey and Doris D. Batey by deed from Charles G. Cain and wife, Doris Dean Cain of record in Book 5037, Page 353, Register's Office for Davidson County, Tennessee. The said Doris D. Batey have pre-deceased Andrew Batey who has since died. The property is vested in his only children and heirs at law, Andrew S. Batey, Vickie R. Stone, Frederick D. Batey, and Danille D. Brown.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Independence One Mortgage Corp. of record in Book 5035, Page 355, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 3027, Page 94, and as amended in Book 3431, Page 127; and such easements and setback lines of record in Plat Book 2854, page 85, said Register's Office.

Andrew S. Batey, Andrew Stephan Batey and Andrew S. Batey, Jr. is one in the same person.

Vickie R. Stone, Vickie Renay Stone and Vickie Stone is one in the same person.

Frederick D. Batey, Frederick Donald Batey and Frederick Batey is one in the same person.

Danille D. Brown, Danielle Dauphene Brown and Danille Brown is one in the same person.

This instrument is executed on behalf of Frederick D. Batey and Danille D. Brown by Andrew S. Batey as Attorney-in-Fact pursuant to a Power of Attorney being placed of recorded simultaneously herewith.

This is improved property known as 2701 Barclay Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas C. Craven and Helen S. Craven, married, their heirs and assigns, forever; and we, the heirs at law of Andrew Batey 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of February, 1992.

Andrew S. Batey

Vickie R. Stone

Frederick D. Batey by Andrew S. Batey
Attorney in Fact

Danille D. Brown by Andrew S. Batey
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Andrew S. Batey and Vickie R. Stone the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

9452 02/07 0101 03CHECK 129.84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Andrew S. Batey with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the makers, or a constituent of the makers, and is authorized by the makers, or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers. Witness my hand, at office, this the 6th day of February , 1991.

My commission expires: 5/22/93

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,250.00.

AFFIANT

Subscribed and sworn to before me this 6th day of February, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

6251

IDENTITY REFERENCE

FEB 7 2 30 PM '92



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 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 33250.00
CON TX 122.84
PRFEE 1.00
WDEED 6.00
TOTAL 129.84
CHECK 129.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/92 01 14:30 0001 9452

82651

IDENTIFICATION REFERENCE

FEB 7 2 30 PM '92

DAVIDSON COUNTY, TN

No. 500050