BOOK 8536 PAGE 244 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,459.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF March, 19 92

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
Reavis T. Pendergrass (NAME)	Nationsbanc Mortgage Corporationof Virginia (NAME)	108-12-B-0
2217 South Ashford (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	66CO
Nashville, TN 37214 (CITY) (STATE) (P.O ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	03D92491

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 Reavis T. Pendergrass and wife, Beverly S. Pendergrass

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. 45, on the plan of Harborview, Phase I-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 Grantors by Deed of even date being recorded simultaneously herewith.

Being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Third National Bank in Nashville, of record in Book 8523, page 127, said Register's Office.

This conveyance is subject to all terms and provisions of the Declaration of Covenants, Conditions and Restrictions, including, but not limited to assessments, charges and liens, of record in Book 7471, page 26, as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147, Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863, and Seventh Amendment of record in Book 8297, page 380, said Register's Office.

This conveyance is subject to an Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 5856, page 80; and Book 5856, page 84, said Register's Office.

This conveyance is subject to a Storm Water Detention Agreement of record in Book 7390, page 270, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 2217 South 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 27th day of March, 19 92

Frank Batson Homes, Inc.

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

STATE OF TENNESSEE
COUNTY OF

BOOK 8586 PAGE 245

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 (or proved to me on the basis of satisfactory evidence) upon (~~their several oaths~~) acknowledged (~~themselves~~) to be the ~~President~~ _____ and XXXXXXXXXXX respectively of the ~~Frank Batson Homes, Inc.~~ _____ the within named bargainor, and corporation, and that (~~he~~) 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. 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 27th day of March 19 92

My commission expires 5-25-95

_____
Notary Public

WARRANTY DEED

FROM

Frank Batson Homes, Inc.

TO

Reavis T. Pendergrass
Beverly S. Pendergrass

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

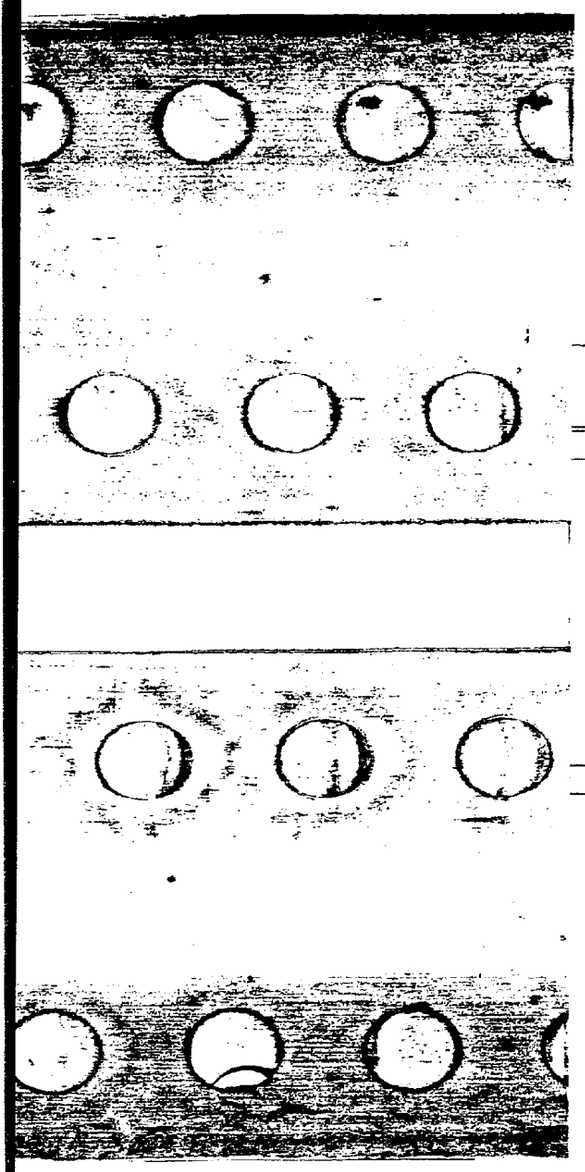
9.6.5 1 7.

IDENTIFICATION REFERENCE

MAR 30 9 32 AM '92

DAVIDSON COUNTY, TN

219 03/30 0101 03CHECK 493.55



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

RECEIVED OF _____

FOR _____

BOOK 8586 PAGE 246

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				131459.50
			CON TX	486.55
			PRFEE	1.00
			WDEED	6.00
			TOTAL	493.55
			CHECK	493.55
03/30/92	01		09:32 0001	1219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.5 1 7.

IDENTIFICATION REFERENCE

MAR 30 9 32 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 515592