BOOK 8615 PAGE 658

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,900.00

Brenda Francis Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April 19 92

Notary Public

MY COMMISSION EXPIRES

(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
Brenda Francis Baker (NAME)	Nationsbanc Mortgage Corporationof Virginia (NAME)	108-4-0-A
1104 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	1CO
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	03D92589

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 Brenda Francis Baker, unmarried

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. 1 on the Plan of Villages of Larchwood, Section 1, of record in Plat Book 7900, page 106, 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 Villages of Larchwood Joint Venture, of record in Book 8615, Page 656, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8067, Page 792; and Book 8150, page 765, Register's Office for said County.

06662

IDENTIF. REFERENCE

MAY 1 11 22 AM '92

FEE $ DAVIDSON COUNTY TN.

2646 05/01 0101 03CHECK 335.93

This is improved XX ( ) unimproved ( ) property, known as 1104 Fitzpatrick Road, 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 30th day of April, 19 92

Frank Batson Homes, Inc.

By: Frank C. Batson

Frank C. Batson, President

BOOK 8615 PAGE 659

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 (or proved to me on the basis of satisfactory evidence) upon ~~(their several oaths)~~ his oath acknowledged ~~(themselves)~~ 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 (they) XXXX 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 _____

Witness my hand and official seal at office at Nashville on this the 30th day of April 19 92

My commission expires _____ _____
Notary Public

WARRANTY DEED

FROM

Frank Batson Homes, Inc.

TO

Brenda Francis Baker

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 _____

BOOK 8615 PAGE 660

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 38900.00
CON TX 328.93
PRFEE 1.00
WDEED 6.00
TOTAL 335.93
CHECK 335.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0666 IDENTIF. REFERENCE MAY 1 11 22 '92 01 11:20 0001 2646

DAVIDSON COUNTY, TN.

No. 526923