FILE BOX 45

BOOK 8737 PAGE 484

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 153,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF September, 19 92

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Baker	Same	MAP 98
(NAME)	(NAME)	
204 East Pearson Court		GROUP 9-0-A
(ADDRESS)	(ADDRESS)	
Hermitage, Tn 37076		PARCEL 32
(CITY) (STATE) (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 Robert H. Baker and wife, Shirley H. Baker

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. 213, on the plan of Lake Shore, Phase I, of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, Register's Office for said County.

BEING the same property conveyed to Frank Batson Homes, Inc. by deed from B & P Developments, Inc., of record in Book 8731, Page 482, Register's Office for said County.

48513

IDENTIFICATION REFERENCE

SEP 24 1 42 PM '92

JOHN Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 204 East Pearson Court, Hermitage, Tn 37076
(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 heirs 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 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 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 23rd day of September 19 92

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

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

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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 or proved to me on the basis of satisfactory evidence, 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(s) 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 _____.

Witness my hand and official seal at office at _Nashville, TN_____ on this the _28th_____ day of _September_____ 19_92_____ .

My commission expires _March 25, 1995_____ _____
Notary Public

9740 09/24 0101 03CHECK 579-17

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	154150.00
			CON TX	570.17
			PRFEE	1.00
			MDEED	8.00
			TOTAL	579.17
			CHECK	579.17
09/24/92	01		13:43 0001	9740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48513

IDENTIFICATION REFERENCE

SEP 24 1 12 PM '92

DAVIDSON COUNTY, TN

No. 573348