BOOK 8813 PAGE 419
7.3594

WARRANTY DEED

This instrument prepared by:
I. C. Waddey, Jr.
Waddey & Patterson, P.C.
27th Floor, L & C Tower
401 Church
Nashville, TN 37219

IDENTIFICATION REFERENCE:
PICK-UP Dec 14 3 10 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FROM: Lee Batson
2030 Highway 49 West
Ashland City, TN 37015

TO: Ann McRedmond Waddey
105 Sheffield Court
Nashville, TN 37215

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Ann McRedmond Waddey 105 Sheffield Court Nashville, TN 37215	Same	115-14, 1

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is approximately $101,132.32.

Ann McRedmond Waddey
Affiant

Subscribed and sworn to before me, this the 9th day of December, 1992.

Grace Knox
Notary Public

GRACE KNOX NOTARY PUBLIC TENN. CHEATHAM COUNTY

My commission expires: 4-30-96

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Ann McRedmond Waddey (hereinafter GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, Lee Batson, a married person, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does hereby transfer and convey unto the said Ann McRedmond Waddey, GRANTEE, her successors and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD the said tract or parcel of land together with the appurtenances, estate, title, and interest thereto belonging, including any right, title, and interest of GRANTOR in and to adjacent streets, alleys, or rights-of-way, and all oil, gas, and other

mineral rights in, on or under, and that may be produced from, said tract or parcel of land, to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said tract or parcel of land in fee simple, has good right to convey it, and the same is unencumbered, except as follows: this transfer is made subject to a first deed of trust to secure a loan to First Cumberland Bank and Trust Company of Madison, Tennessee, having a principal unpaid balance in the approximate amount of $30,000, and second deed of trust to secure a loan to NationsBank of Nashville, Tennessee, in the approximate principal unpaid balance of $20,000 and subject to all incumberances of record; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and defend the title to the said tract or parcel of land to GRANTEE, her successors and assigns, forever.

IN WITNESS WHEREOF, GRANTOR has executed this instrument effective as of the 11th day of DECEMBER, 1992.

Lee Batson

Vivian Batson

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, THE UNDERSIGNED, a notary public, Lee Batson and wife, VIVIAN BATSON, 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 instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of DECEMBER, 1992.

James W. Bennett, Jr.
Notary Public

NOTARY PUBLIC · JAMES W. BENNETT, JR. · STATE OF TENNESSEE · DAVIDSON COUNTY

My commission expires: 4-30-96

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee and being Parcel No. 1 on Tax Map 115-14 and being more particularly described as follows:

Beginning at a point in the easterly line of Lot No. 194 on the Resubdivision of Lots in Section Two, West Meade Estates as of record in Book 3500, page 100, Register's Office of Davidson County, Tennessee at the present end of Cornwall Drive shown and dedicated by the plat noted above; thence,

1. Crossing the end of Cornwall Drive, S 84° 26' E 58.05 feet to a point in the corner of Lot 195-A on the above noted plan; thence,
2. With the easterly line of Lot 195-A, N 36° 34' E 303.62 feet; thence,
3. With the easterly line of Lot 195, N 38° 13' E 151.52 feet to a point at common corner of Lot 195 and 196 on the plan of Section Two, West Meade Estates as of record in Book 2900, page 118, R.O.D.C., Tennessee; thence,
4. With the easterly line of Section Two, N 38° 13' E 136.7 feet to a point; thence,
5. N 68° 10' E 230.50 feet to a point; thence,
6. N 61° 55' E 298.10 feet to a point; thence,
7. N 13° 38' E 371.70 feet to a point in the west line of West Meade Estates, Section One as of record in Book 2663, page 110, R.O.D.C., Tennessee; thence,
8. With the west line of Section One, West Meade Estates, S 35° 05' E 161.75 feet to the northeast corner of the water tank site; thence,
9. Around water tank site, S 88° 36' W 52.0 feet; thence,
10. S 1° 24' E 106.0 feet; thence,
11. N 88° 36' E 52.0 feet to a point in the westerly line of Lot 700 on the plan of Section 7, West Meade Farms, Inc. recorded in Book 2331, page 13, R.O.D.C., Tennessee; thence,
12. With the westerly line of Section 7, West Meade Farms, Inc., S 3° 50' E 187.9 feet; thence,
13. S 34° 55' W 281.5 feet; thence,
14. S 36° 45' W 443.5 feet; thence,
15. S 46° 12' W 304.00 feet; thence,
16. S 41° 50' W 200.00 feet; thence,
17. S 49° 35' W 155.0 feet; thence,
18. S 60° 55' W 121.0 feet; thence,
19. S 68° 34' W 289.0 feet to a point at the common corner of Lots 808 and 809 on the revised plan of Section 9, West Meade Farms, Inc. as of record in Book 4060, page 38, R.O.D.C., Tennessee; thence,
20. With the easterly and northerly lines of the Revised Plan of Section 9, West Meade Farms, Inc., N 4° 11' W 281.2 feet; thence,
21. N 50° 22' W 258.2 feet; thence,
22. N 42° 19' W 57.85 feet to the beginning of a curve; thence,
23. With said curve to the left (radius 251.9 feet) northwesterly a distance of 123.0 feet to a point at the common corner of Lot 809 on the Revised Plan of Section 9 and Lot No. 810 on the Plan of Section 9, Revised as of record in Book 2663, page 57, R.O.D.C., Tennessee; thence,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

24. With the northerly line of Lot No. 810, Section 9, West Meade Farms, Inc. with a curve to the left (radius 222.3 feet) southwesterly a distance of 140.8 feet; thence, to the southeasterly corner of Parcel (77) on Tax Map 115-14 owned by Ben J. Odom by deed recorded in Book 6079, page 909, R.O.D.C., Tennessee; thence,

25. With the easterly line of Odom, northeasterly approximately 425 feet, more or less, to a point in the southerly line of Lot 193, Revised Plan of Section Two, West Meade Estates; thence,

26. With a curve to the left (radius 40 feet) southeasterly approximately 25 feet; thence,

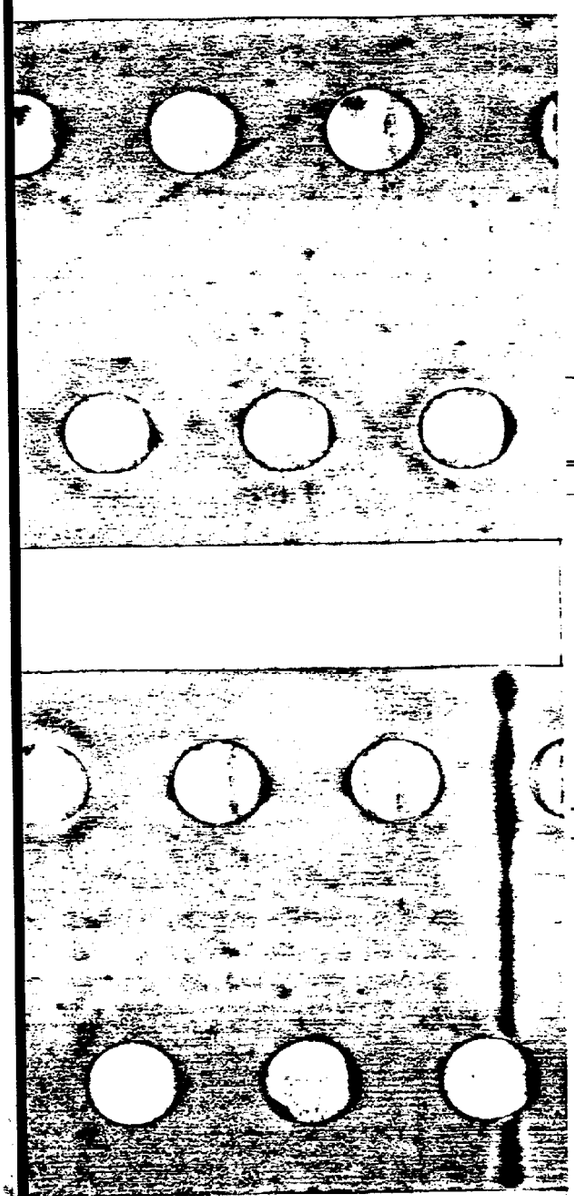
27. S 55° 34' E 351.33 feet; thence,

28. With a curve to the left (radius 175 feet) northeasterly a distance of 457.69 feet to the point of beginning and containing approximately 24.5 acres or determined by planimeter. Being a part of the same property conveyed to Metropolitan Land Corporation by deed recorded in Book 3849, page 856, R.O.D.C., Tennessee.

This description is a composit of several recorded plans and is not a field run survey.

Being the same property conveyed to Lee Batson by deed from WPMC, Inc., a Tennessee corporation, of record in Book _____, page _____, Register's Office for Davidson County, Tennesse.

1607 12/14 0101 03CHECK 391.07



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8813 PAGE 423

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	101132.32
			CON TX	374.07
			PRFEE	1.00
			WDEED	16.00
			TOTAL	391.07
			CHECK	391.07
12/14/92	01		15:16 0001	1607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3594.

IDENTIFICATION REFERENCE

Dec 14 3 18 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 600803