This instrument prepared by:
John H. Roe, Jr., Esq.
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 8982 PAGE 272

30478

WARRANTY DEED

Address New Owner(s):
J. Scott Rankin, M.D.
and wife, Sue Batson Rankin
Carl Batson and wife,
Betty Batson
320 Lynwood Boulevard
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Nos.
Map 116-11-0
Parcel 061.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, J. Michael Hayes and wife, Joanne Fleming Hayes, (hereinafter referred to as the "Grantors"), do hereby transfer and convey fee simple title to certain real estate in the County of Davidson, State of Tennessee, and particularly described below, to the following named Grantees (hereinafter collectively referred to as the "Grantees") in the following estates and percentages:

1. J. Scott Rankin and wife, Sue Batson Rankin, an undivided one-half (1/2) interest as tenants by the entireties.

2. Carl Batson and wife, Bettye Batson, an undivided one-half (1/2) interest as tenants in common and not as tenants by the entireties.

The real estate conveyed hereby is particularly described as follows:

All that tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as being Lots Nos. 20 and 21, and a part of Lots Nos. 18 and 19 on the Map of Royal Oaks Subdivision of record in Book 421, pages 102 and 103, Register's Office, Davidson County, Tennessee, which properties are shown on a survey of record in Book 547, page 77, said Register's Office, and described as follows, to wit:

Beginning at a point in the east margin of Lynwood Boulevard at the intersection of the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south margin of said alley South 87 degrees 04 minutes 46 seconds East 585.0 feet to an iron pipe; thence South 05 degrees 15 minutes West 201.01

feet to an iron pin; thence South 21 degrees 24 minutes 29 seconds East 197.92 feet to an iron pin in the northwest margin of Pendleton Avenue; thence South 56 degrees 35 minutes 31 seconds West along said northwest margin 99.18 feet to a point; thence westerly along the curve of Pendleton Avenue a distance of 370.08 feet to an iron pin, said curve having a chord of North 85 degrees 32 minutes 39 seconds West 343.72 feet; thence North 47 degrees 40 minutes 49 seconds West along the northeastern margin of Lynwood Boulevard 174.19 feet to an iron pin; thence continuing northerly along the curve of Lynwood Boulevard a dsitance of 243.34 feet to an iron pin, siad curve having a chord of North 22 degrees 19 minutes 46 seconds West 235.49 feet; thence North 03 degrees 01 minutes 18 seconds East 107.19 feet to an iron pin and the point of beginning, said tract containing 5.73 acres, more or less, as shown on a boundary survey by Charles B. Moseley, Jr., dated March 29, 1982, which survey is incorporated herein by reference.

Being the same property conveyed to J. Michael Hayes and wife, Joanne F. Hayes, by deed from Bobby G. Rouse and wife, Debbie J. Rouse, of record in Book 7264, page 934, said Register's Office.

This is improved property located at 320 Lynwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for real property taxes for the current year, matters shown on the Map of Royal Oaks Subdivision of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and applicable zoning laws and regulations. Grantors further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to said real estate to the said Grantees and to the said Grantees' heirs, assigns, and successors in title against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantors have set their hands, this 15th day of June, 1993.

J. MICHAEL HAYES

JOANNE FLEMING HAYES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry a Notary Public in and for the County and State aforesaid, personally appeared J. Michael Hayes and wife, Joanne Fleming Hayes, with whom I am personally acquainted, the within named bargainor, and that they acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of June, 1993.

Notary Public

My commission expires:
2-25-97

STATE OF TENNESEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Two Million Dollars ($2,000,000.00) and no other monetary consideration.

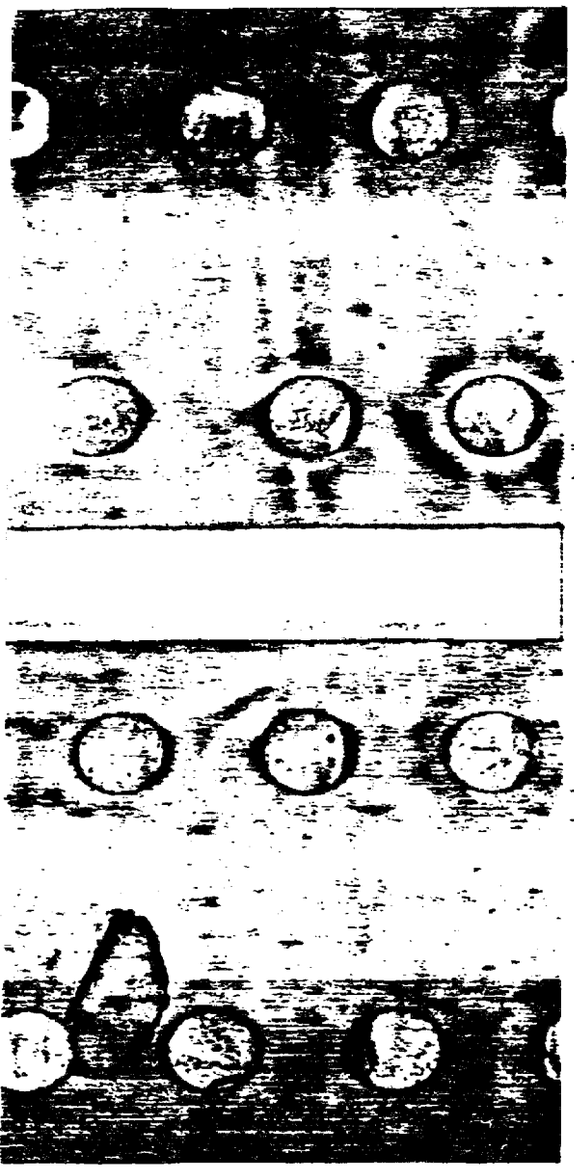
AFFIANT

Sworn to and subscribed before me
this 15th day of June, 1993.

NOTARY PUBLIC
My commission expires:
2-25-97

7717 06/15 3101 03CHECK 7413.00

WARRANTY DEED/RANKIN/BATSON - 40070
13 - 6



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8982 PAGE 275

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 200000.00
				CON TX 7400.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 7413.00
				CHECK 7413.00
		06/15/93	01	14:19 0001 7717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3047.8'

IDENTIFT REFERENCE1

JUN 15 2 19 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 662993