BOOK 9121 PAGE 735

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

Box 60

WARRANTY DEED

ADDRESS NEW OWNER:
Stephen A. Batiste and Susan D. Batiste
5645 Oakes Dr.
Brentwood, TN 37027

SEND TAX BILL:
To Mortgagee

RE-RECORD BOOK 9231 PAGE 326

MORTGAGEE:
Mortgage Service America Company
545 Marriot Dr., Suite 140
Nashville, TN 37210

MAP AND PARCEL:

MAP	160
GROUP	14A
PARCEL	15

3949 01/27 0101 03CHECK 8.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert R. Cummings and wife, Sandra Q. Cummings hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen A. Batiste and wife, Susan D. Batiste, 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:

~~Xe~~ Land in Davidson Co., TN, being Lot No. 15 on the Plan of Highland Courts in Highlands of Brentwood of record in Book 4860, page 101, ** Being the same property conveyed to Robert R. Cummings and wife, Sandra Q. Cummings by deed from Carl B. Mallard and wife Frances S. Mallard of record in Book 8287, page 302, Register's Office for Davidson County, Tennessee.

**Register's Office, Davidson County, TN.
This is improved property known as 5675 Oakes Dr., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

4280 10/21 0101 03CHECK 432.65

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen A. Batiste and wife, Susan D. Batiste, their heirs and assigns, forever; and we, Robert R. Cummings and wife, Sandra Q. Cummings 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of September, 1993.

Robert R. Cummings

Sandra Q. Cummings

76330
IDENTIF. ↑ REFERENCE

93 OCT 21 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

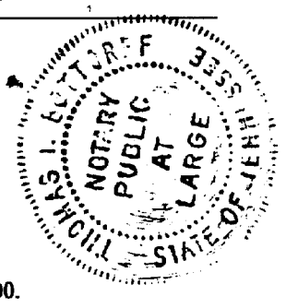
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert R. Cummings and wife, Sandra Q. Cummings 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: March 12, 1994



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 114,500.00.

Stephen A Batista
AFFIANT

Subscribed and sworn to before me this 30th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: March 12, 1994



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11540
IDENTIFICATION REFERENCE
RE-RECORD
94 JAN 27 AM 10:04
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.