24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9249 PAGE 672

ADDRESS NEW OWNER:
Rene W. Bataille
1033 Beech Tree Lane
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 171 Gp 8A
PARCEL 85
6D 77495

WARRANTY DEED

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, Eugene F. Kazan and wife, Diane L. Kazan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rene W. Bataille, 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 85, Cottonport Plantation, Phase II, of record in Plat Book 6900, Page 950, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Eugene F. Kazan and wife, Diane L. Kazan , by deed from Radnor Homes, Inc. of record in Book 8591, Page 584, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Charter of record in Book 7621, Page 600 and amended in Book 7981, Page 971; Restrictions and Covenants in Book 7430, Page 784, and amended in Book 7565, Page 57, and in Book 7824, Page 254, and in Book 7897, Page 576; Declaration of Covenants, Conditions and Restrictions in Book 7637, Page 925, and amended in Book 8313, Page 932; By-Laws in Book 7637, Page 966; and Storm Water Detention Agreement in Book 7350, Page 137, Register's Office, Davidson County, Tennessee.
This conveyance is subject to public utility and drainage easement and minimum building setback lines of record in Plat Book 6900, Page 950, said Register's Office.

This is improved property known as 1033 Beech Tree Lane, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rene W. Bataille, unmarried, their heirs and assigns, forever; and we, Eugene F. Kazan and wife, Diane L. Kazan 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 11th day of February, 1994.

Eugene F. Kazan

Diane L. Kazan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene F. Kazan and wife, Diane L. Kazan 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 Nashville, Tennessee, this the 11th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 2-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 205,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February, 1994.

NOTARY PUBLIC
My Commission Expires: 2-1-97

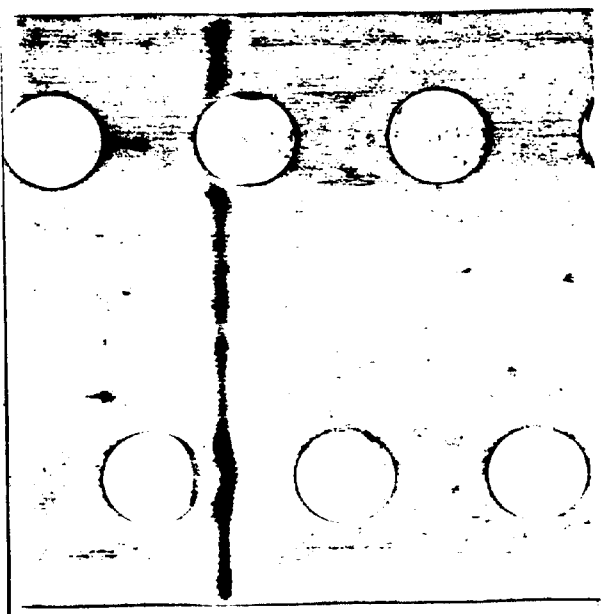
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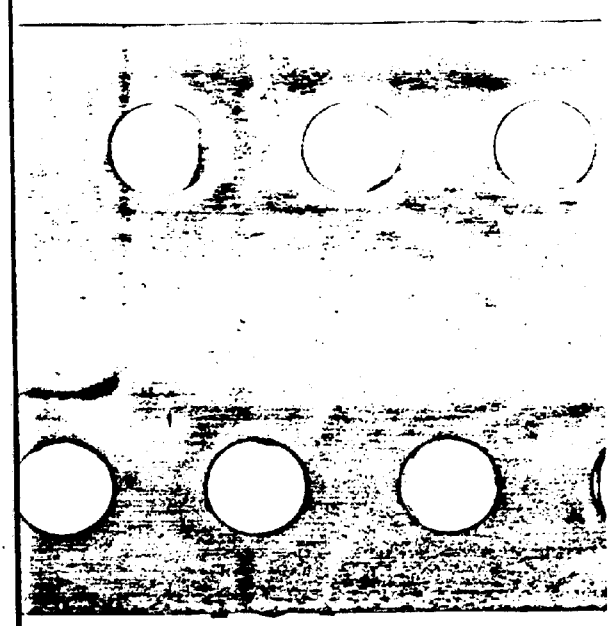
IDENTIFICATION REFERENCE

94 FEB 15 AM 10:17

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

5704 02/15 0101 03CHECK 767.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9249 PAGE 674

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 205000.00
CON TX 758.50
PRFEE 1.00
WDEED 8.00
TOTAL 767.50
CHECK 767.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/94 01 10:17 0001 5704

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IDENTIF. & REFERENCE

94 FEB 15 AM 10:17

REGISTER
DAVIDSON COUNTY, TN.

No. 0756629