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

File Box 24

BOOK 9379 PAGE 523

ADDRESS NEW OWNER:
Charles A. Branch Jr. and Sharron L. Scott
4476 South Trace Blvd.
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Margaretten & Company, Inc.
P. O. Box 26388
Richmond, VA 23260-6388

MAP AND PARCEL:
MAP 63-12
PARCEL 57
04D-90993

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, Jack B. Batson and wife, Charolyn M. Batson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles A. Branch Jr. and Sharron L. Scott, both unmarried, as joint tenants with right of survivorship, 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. 62, on the Plan of Southfork, Section Two, of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack B. Batson and wife, Charolyn M. Batson, by deed from Johnny L. Cobb and wife, Ann M. Cobb of record in Book 8547, Page 5, Register's Office for Davidson County, Tennessee.

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

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Margaretten & Co., Inc. of record in Book 7511, Page 849, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 6906, Page 733, and as amended in Book 8291, Page 755, and such easements and setback lines of record in Plat Book 6250, Page 386, said Register's Office.

This conveyance is subject to a Storm Water Detention Agreement of record in Book 6504, Page 406, said Register's Office.

This is improved property known as 4476 South Trace Blvd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles A. Branch Jr. and Sharron L. Scott, both unmarried, their heirs and assigns, forever; and we, Jack B. Batson and wife, Charolyn M. Batson 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 15th day of June, 1994.

Jack B. Batson

Charolyn M. Batson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jack B. Batson and wife, Charolyn M. 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 102,844.42.

Charles A Beach Jr
AFFIANT

Subscribed and sworn to before me this 15th day of June, 1994.

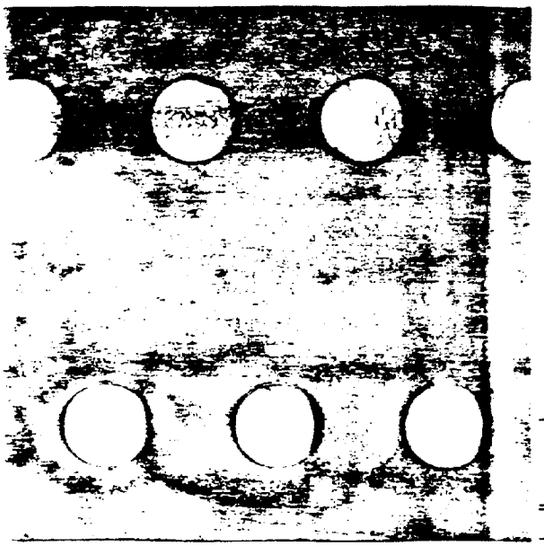
NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE STATE OF TENN.

61443
IDENTIF. → REFERENCE

94 JUN 15 PM 4:12
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

389.52



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

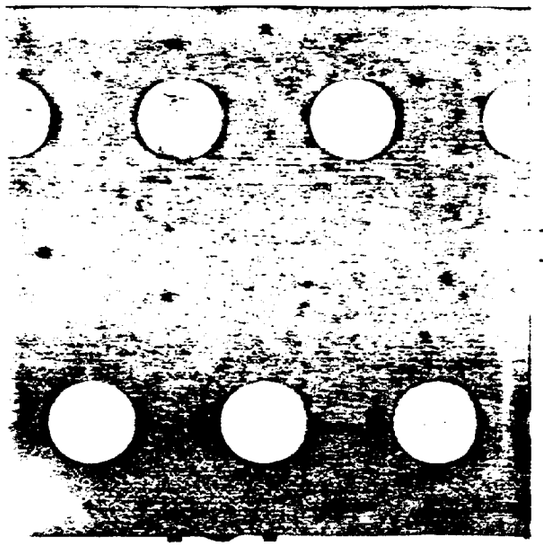
RECEIVED OF _____

FOR _____

BOOK 9379 PAGE 525

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	102844.42
CON TX	380.52
PRFEE	1.00
WDEED	8.00
TOTAL	389.52
CHECK	389.52

06/15/94 01 16:13 0001 6516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61443 - IDENTIF. ↑ REFERENCE

94 JUN 15 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803258