WARRANTY DEED

PREPARED BY:

C. Patterson Cron

175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 280,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of June, 1994.

NOTARY PUBLIC
My Commission Expires: May 28, 1995

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
JERRY L. BATSON and wife,
LINDA F. BATSON
4230 Andrew Jackson Pkwy.
Hermitage, TN 37076

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 75/46

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, RICHARD E. NORVELL and wife, JEANE CARVER NORVELL, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JERRY L. BATSON and wife, LINDA F. BATSON, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LEGAL DESCRIPTION CONTAINED ON ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

5847 07/12 0101 03CHECK 2053.00

This is improved property known as 4230 Andrew Jackson Parkway, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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, except as follows:

1) 1994 taxes which are being prorated at the time of closing and assumed by Grantees.

2) Plan of record in Plat Book 7900, page 382, Register's Office for Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the 30th day of June, 1994.

RICHARD E. NORVELL

JEANE CARVER NORVELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RICHARD E. NORVELL and wife, JEANE CARVER NORVELL, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 30th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: May 28, 1995

EXHIBIT "A"

A tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, and consisting of 4.04 acres, more or less, and described as follows:

Beginning at a stake or stone, Jos. D. Baker's northwest corner in Dock Baker's southeast line, and running thence with said Dock Baker's line north 48 - 3/4 degrees east 114 poles to a stone, his southeast corner; thence south 61 - 1/4 degrees east with Howell Baker's line 39.84 poles to a stone in the center of the road; thence south 10 - 1/4 degrees west 26 poles; thence south 19 - 3/4 degrees west 30 poles; thence south 6 - 1/2 degrees west three poles to a point in the center of said road opposite a Black Locust and Elm, Jos. D. Baker's northeast corner; thence with his north line north 88 - 1/2 degrees west 105.84 poles to the beginning, containing 32 acres and 23 poles, and being the same tract or parcel of land conveyed by T. F. Dodson to W. A. Cowgill on the 1st day of October 1881, a deed to which is registered in the Register's Office of Davidson County in Book 70, page 259, and subsequently sold to Guy H. Cowgill by deed registered in R.O.D.C., Tennessee, In Book 649, page 771, to which reference is also here made for a more perfect description.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM are the following described two tracts of land; to wit:

TRACT ONE:

A tract of land in the Fourth Civil District of Davidson County, Tennessee, conveyed to the Davidson County Board of Education and described according to a survey dated November 30, 1960, by William Collier Parrish Associates, Civil Engineers, as follows:

Beginning at a spike (by others) in the centerline of Old Hickory Boulevard approximately 3800 feet southerly from the Lebanon Road and being the southeast corner of the Brown Land; thence with the centerline of Old Hickory Boulevard south 9 degrees 39' west 141.82 feet to a spike at the beginning of a curve to the right. (A concrete monument is set 30 feet westerly from this spike, in the right-of-way of the Boulevard); thence with the centerline of Old Hickory Boulevard in the curve, southwesterly 314.18 feet to a spike at the northeast corner of the Eakes Home Lot; thence leaving the Boulevard and passing a concrete monument in the right-of-way at 30.33 feet, north 82 degrees 24' west 393.62 feet to a concrete monument; thence south 4 degrees 44' west 539.02 feet to a concrete monument in the south line of the Eakes Land, being the southwest corner of the Home Lot; thence with the south line of the Eakes land north 89 degrees 12' west 1474.73 feet to a concrete monument in the southeast line of the Pride Land; thence with Pride's line north 49 degrees 05' east 1505.54 feet to a concrete monument at the southeast corner of the Brown Land and a cemetery lot; thence with Brown's southeasterly line north 49 degrees 20' west 387.39 feet to a concrete monument being the northwest corner of the Eakes Land; thence with Brown's south line south 60 degrees 08' east (passing a concrete monument at 627 feet) in all 630.76 feet to an iron stake (by others) in the westerly part of Old Hickory Boulevard 3.76 feet from the westerly right-of-way; thence south 60 degrees 19' east 28.17 feet to the beginning, containing 28.74 acres.

TRACT TWO:

A tract of land conveyed to Metropolitan Government of Nashville and Davidson County for right-of-way acquisition by Deed of record in Book 8238, page 40, Register's Office for Davidson County, Tennessee, and described as follows:

TRACT NO. 35 - RICHARD E. NORWELL, ETUX (R. O. W. ACQUISITION)

From the point of beginning, said point being on the R.O.W. of Andrew Jackson Parkway, further described as being an iron pin at

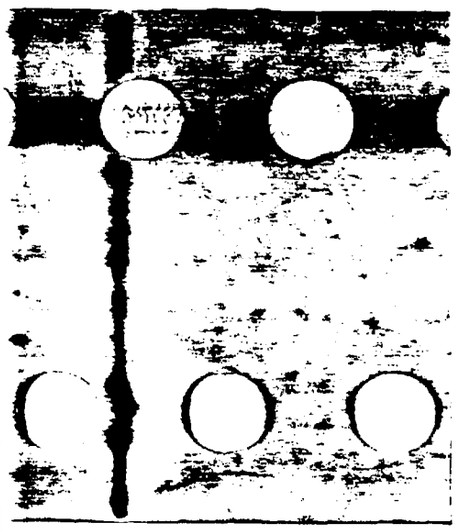
the property corner of Richard E. Norvell, et ux and Dupont High School (Metro Government) at the beginning of a curve, said curve having central angle 003 degrees 43' 44", radius 1274.51 feet, chord bearing S 23 degrees 32' 23" W, and chord distance 82.94 feet; along the said curve for an arc distance of 82.95 feet to the end of the curve; thence S 25 degrees 24' 15" W for 254.40 feet to the beginning of a curve, said curve having central angle 005 degrees 40' 32", radius 984.93 feet, chord bearing N 22 degrees 30' 59" E, and chord distance of 99.24 feet to the end of the curve; thence N 25 degrees 24' 15" E for 214.20 feet to the beginning of a curve, said curve having central angle 001 degrees 27' 05", radius 924.93 feet; chord bearing N 24 degrees 40' 43" E, and chord distance 23.43 feet; along said curve for an arc distance of 23.43 feet to the end of a curve; thence S 76 degrees 34' 55" E for 2.66 feet to the point of beginning, containing 1449 square feet.

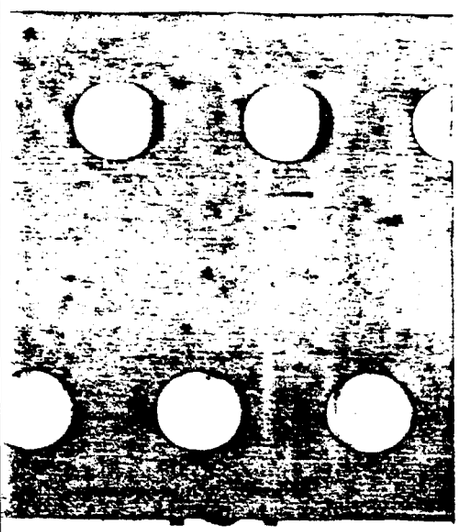
The property herein conveyed is also described as Lots 1, 2 and 3, as shown on the Plat of Norvell Subdivision, of record in Plat Book 7900, page 382, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Richard E. Norvell and wife, Jeane Carver Norvell by deed from Ellen Bruce Eakes, a widow, of record in Book 6359, page 625, Register's Office for Davidson County, Tennessee.

70043
IDENTIF. & REFERENCE

94 JUL 12 AM 9:24
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

6087 07/12 0101 03 ~~CHECK 1000.00~~

RECEIVED OF _____

FOR _____

BOOK 9404 PAGE 596

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
280000.00
CON TX 1036.00
~~PRFEE 1001.00~~
~~MDEED 16.00~~
~~TOTAL 2053.00~~
~~CHECK 2053.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/12/94 01 09:24 0001 5847

70043
IDENTIF. # REFERENCE

94 JUL 12 AM 9:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

VOID
PRFEE 1001.00-
PRFEE 1.00
~~TOTAL 1000.00-~~
~~CHECK 1000.00-~~

TOTAL $ 1053.00

07/12/94 01 12:43 0001 6087

No. 81265