Box 24

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

BOOK 9461 PAGE 849

ADDRESS NEW OWNER:
Sean Edward Batson
4853 Whittier Drive
Old Hickory, TN 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
KeyCorp. Mortgage, Inc.
P.O. Box 4003
Buffalo, NY 14240-4003

MAP AND PARCEL:
MAP 65-9
PARCEL 65
4D60272

WARRANTY DEED

7228 09/12 0101 03CHECK 286.50

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, Calvin Roy Gragg, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sean Edward Batson, a married person, 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 99, Section Three, Sherwood Forest, as recorded in Book 4460, page 81, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Calvin Roy Gragg and wife, Lori Marie Gragg, by Quit Claim Deed from Calvin Roy Gragg of record in Book 7425, Page 211, Register's Office for Davidson County, Tennessee. The said Calvin Roy Gragg and wife, Lori Marie Gragg having since divorced as evidenced in Final Decree in the Second Circuit Court, Civil Action Number 93D-3739, Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 4465, Page 184, amended in Book 4482, page 427, made applicable in Book 4593, page 690, said Register's Office.

This conveyance is subject to 10 foot public utility and drainage easement along rear lot line; 30 foot minimum front building setback line of record in Book 4460, Page 81, said Register's Office.

This is improved property known as 4853 Whittier Drive, 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 Sean Edward Batson a married person, their heirs and assigns, forever; and we, Calvin Roy Gragg, Unmarried 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 9th day of September, 1994.

Calvin Roy Gragg

Calvin Roy Gragg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Calvin Roy Gragg, Unmarried 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 9th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

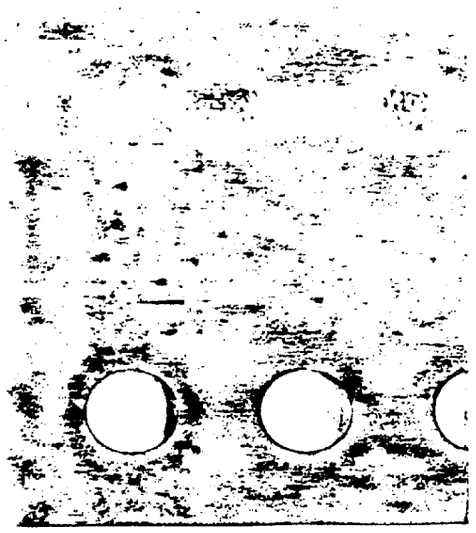
AFFIANT

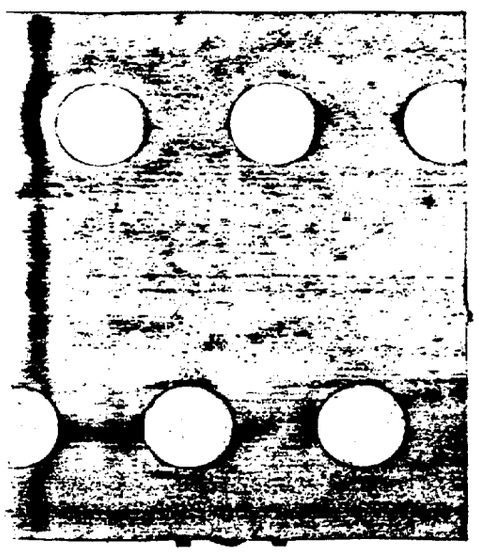
Subscribed and sworn to before me this 9th day of September, 1994.

NOTARY PUBLIC
My Commission Expires: 11/3/96

89797
IDENTIFICATION REFERENCE

94 SEP 12 AM 9:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9461 PAGE 851

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

09/12/94 01 09:07 0001 7228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89797
IDENTIF. & REFERENCE

94 SEP 12 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833574