19099

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 36025
Dav. Co. File: Box 8

94 DEC 21 AM 10:14

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9552 PG 17

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard B. Batson, Jr. 5326 Edmondson Pike #5 Nashville, TN 37211	Leader Federal Bank for Savings P. O. Box 2926 Memphis, TN 38101-2926

TAX MAP-PARCEL NUMBERS: 161-1-A-29
Property transferred does not include parcel 161-1-A-20 which applies to Garage No. 20.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carla M. Harrell Chamberlain and spouse, M.H. Chamberlain,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard B. Batson, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5326 #5 together with garage No. 20 on the plan of Danbury Condominiums, as set forth in Exhibit "C" of the Master Deed and By-Laws, of record in Book 6612, page 75, Register's Office for said County and to which Exhibit "C" reference is made for a more complete description.

BEING part of the same property conveyed to Carla M. Harrell by deed from BVT Country Place, LTD, a Tennessee Limited Partnership of record in Book 6796, page 167, Register's Office for Davidson County, Tennessee,

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6612, Page 75, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This conveyance does not include Garage no. 20 which was conveyed to the Grantor in the prior deed.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Leader Federal Mortgage, Inc., of record in Book 7759, page 907, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 5326 Edmondson Pike #5, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 1994.

Carla M. Harrell Chamberlain
Carla M. Harrell Chamberlain

M.H. Chamberlain
M.H. Chamberlain

State of Tennessee
County of Davidson

On this 16th day of December, 1994, before me the undersigned authority, personally appeared **Carla M. Harrell Chamberlain** and **M.H. Chamberlain**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 58362.69

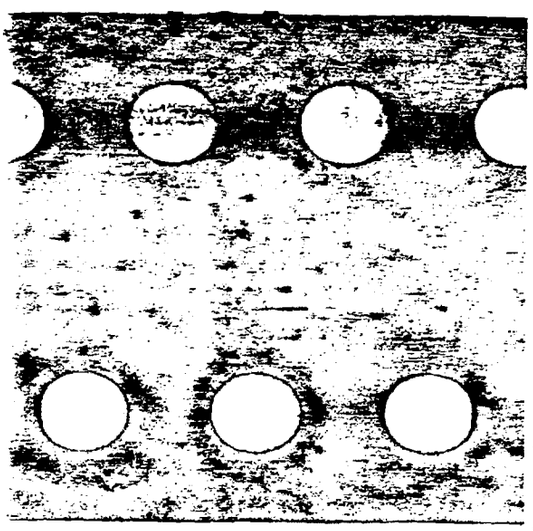
Affiant

Sworn and subscribed before me on the 16th day of December, 1994.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

5153 12/21 0101 03CHECK 224.95



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

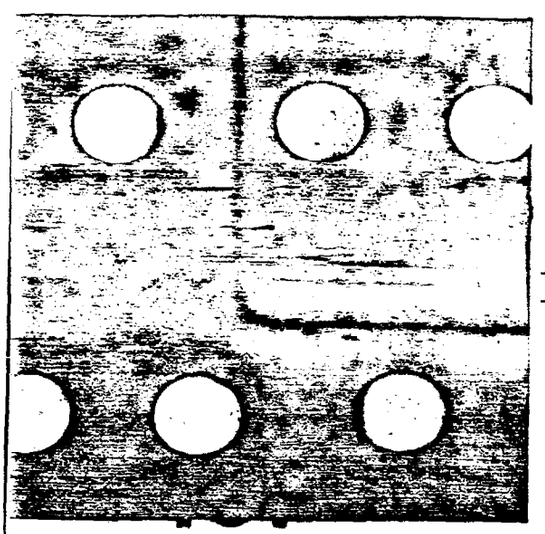
RECEIVED OF _____

FOR _____

BOOK 9552 PG 19

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 58362.69
CON TX 215.95
PRFEE 1.00
WDEED 8.00
TOTAL 224.95
CHECK 224.95

12/21/94 01 10:15 0001 5153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19099
IDENTIF. # REFERENCE

94 DEC 21 AM 10:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 865082