Box 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9583 PG 199

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,840.36

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF January, 1995

NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES JULY 25, 1996

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert L. Batey, et ux (NAME)	Robert L. Batey, et ux (NAME)	Map 59
4570 Clarksville Highway (ADDRESS)	4570 Clarksville Highway (ADDRESS)	Par. 18
Nashville, Tennessee. 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37218 (CITY) (STATE) (ZIP)	13DZ-22650

Warranty Deed

For and in Consideration of the sum of $ 7,400.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LEROY E. PETERSON AND WIFE, DIANA PETERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

ROBERT L. BATEY AND WIFE, RITA R. BATEY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

The 1995 State and County land taxes are assumed by the Grantees who agree to pay same when due and payable. The improvements on the land herein conveyed are being sold in "AS IS" condition. This conveyance is made subject to a first mortgage indebtedness secured by a Deed of Trust of record in Book 8871, page 914, Register's Office for Davidson County, Tennessee, securing Associates Financial Services Company, Inc., the Grantees herein assume and agree to pay said indebtedness as it becomes due and payable.

unimproved ( )
This is improved (X) property, known as 4570 Clarksville Highway, Nashville, Tennessee. 37218
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of January, 19 95.

Leroy E. Peterson

Diana Peterson

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9583 PG 200

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Leroy E. Peterson and Diane Peterson, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, 19 95.

MY COMMISSION EXPIRES JULY 25, 1998
My Commission expires:

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

BOOK 9583 PG 201

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Being two tracts of land in the 13th formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

TRACT ONE: Beginning on the easterly margin of State Highway 112 or Clarksville Pike at a point north 437 feet from the northwest corner of the property conveyed to Henry W. Bowers, Jr. and wife by Deed from R. B. Beal and wife, of record in Book 2597, page 543, Register's Office for said County; thence south 56 deg. 15' east 300 feet to an iron pin; thence north 17 deg. 30' east 225 feet to an iron pin; thence north 71 deg. 00' west 300 feet to the easterly margin of State Highway 112 or Clarksville Pike; thence with the same southerly 150 feet to the beginning, containing 1.25 acres, more or less and described according to a survey made by George W. Watkins, surveyor, April 3, 1959.

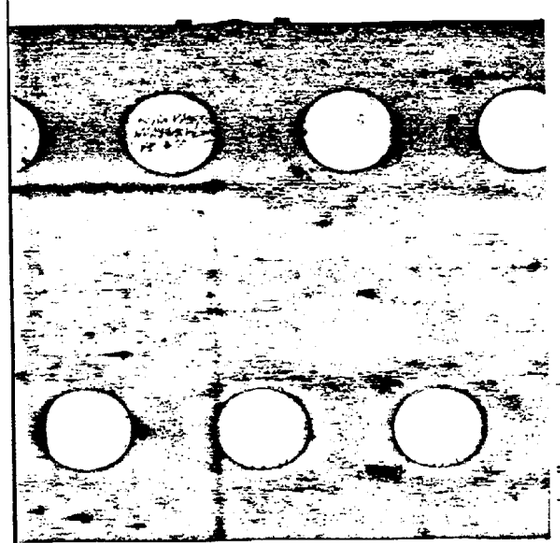
TRACT TWO: Beginning at an iron pin at the northeast corner of the property of F.E. Merryman and wife, the same being the southeast corner of the property of R. P. Lanius et al, thence south with Merryman's eastern boundary 17 deg. 30' west 225 feet to an iron pin on the north bank of a small branch which separates the boundaries of the properties of E. E. Morgan and wife, and F. E. Merryman and wife, thence easterly with said branch 53 deg. 30' south 80 feet to an iron pin ; continuing easterly 72 deg. south 81.5 feet to an iron pin on the north bank of said branch; thence north 5 deg. east 256 feet to an iron pin; thence west 100 feet to the beginning, containing .70 acres more or less as described according to a survey made by Glen T. Jones on January 3, 1963.

Being the same property conveyed to Leroy E. Peterson and wife, Diana Peterson by Deed from Associates Financial Services Company of Tennessee, Inc., By: David Twilley, Vice-President, dated February 25, 1988, recorded March 1, 1988, Book 7480, page 569, Register's Office for Davidson County, Tennessee.

95 FEB -1 AM 8:09
FELIX REGISTER
DAVIDSON COUNTY, TN.

6924 02/01 0101 03CHECK 323.21

29711
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9583 PG 202

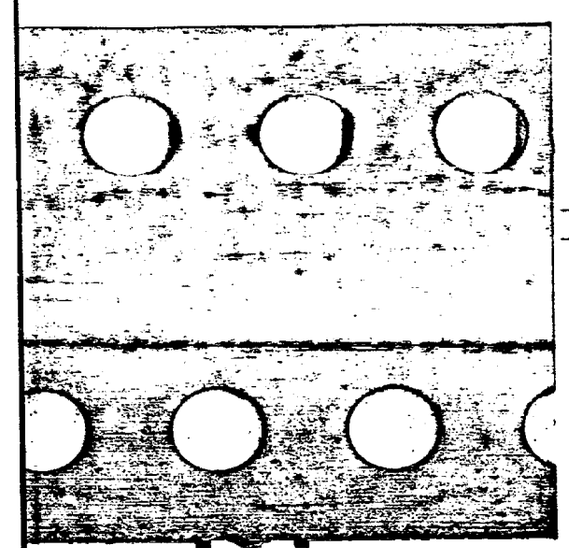
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83840.36
CON TX 310.21
PRFEE 1.00
WDEED 12.00
TOTAL 323.21
CHECK 323.21

02/01/95 01 09:09 0001 6924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



29711
IDENTIF. & REFERENCE

95 FEB -1 AM 8:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 876685