BOOK 9730 PG 117

FILE BOX 45

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Peggy Ethridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) May 24, 1997

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Ethridge (NAME)	Frank Batson (NAME)	MAP 95-8
2628 Habersham (ADDRESS)	120 Donelson Pike (ADDRESS)	PARCEL 217
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	03DZ17606

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank Batson and wife, Judy Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Ethridge and wife, Peggy Ethridge,

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. 16, on the plan of Bluefield Square, Section III, of record in Plat Book 5200, Page 193, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank Batson and wife, Judy Batson by deed from Sixteen Bluefield Associates, a general partnership composed of Home Payment-Sharing Associates I Limited Partership and Frank Batson and wife, Judy Batson, of record in Book 8657, Page 133, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5491, Page 670, Register's Office for said County.

Power of Attorney of record in Book 5292, page 774, said Register's Office.

00078785 IDENTIF. & REFERENCE

95 JUL 13 PM 1:09 FELIX [illegible] REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2628 Habersham, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of July, 19 95

Frank Batson

Judy Batson by Frank Batson, Atty-in-fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Batson

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 1995.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Batson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Judy Batson, as her Attorney in Fact, as the free act and deed of the within named Judy Batson. Witness my official seal at Nashville, Tennessee, this 5th day of July, 1995.

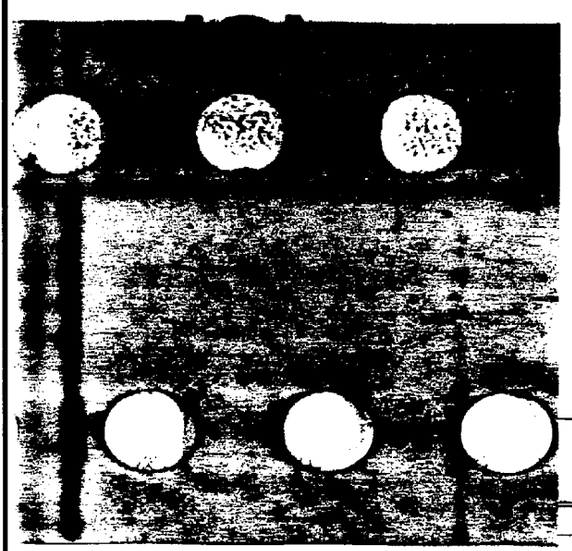
My Commission Expires: May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

3576 07/13 0151 336-ECK

397.50



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

RECEIVED OF _____

FOR _____

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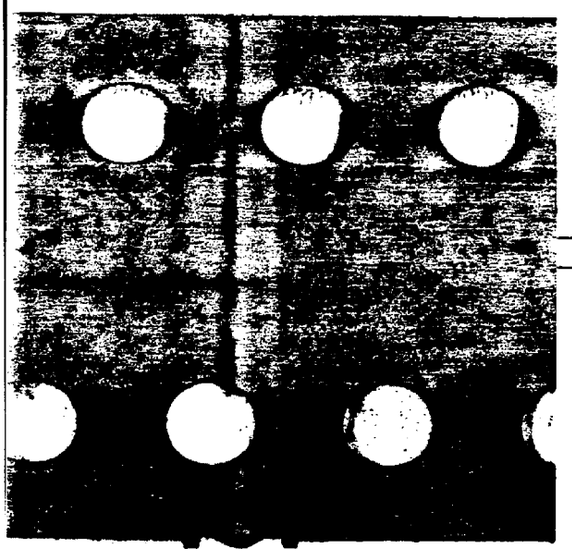
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
TOTAL	397.50
CHECK	397.50

07/13/95 01 13:12 0001 0836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0078785
IDENTIF. ↑ REFERENCE

95 JUL 13 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929950