FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9950 PG 475
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bill E. Ghattas (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 108-12-0-B |
| 3108 Harborwood Drive (ADDRESS) | P.O. Box 35140 (ADDRESS) | PARCEL 4CO |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Louisville, KY 40232 (CITY) (STATE) (ZIP) | |

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 Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill E. Ghattas , 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 No. 104 on the Plan of Phase 1-A, Section One, Harborview, of record in Plat Book 6900, page 583, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Third National Bank in Nashville, of record in Book 8454, page 795, said Register's Office.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, page 26, as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147, Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863, Seventh Amendment of record in Book 8297, page 380, Eighth Amendment of record in Book 8634, Page 19, Ninth Amendment of record in Book 8856, Page 361, and Tenth Amendment of record in Book 9182, Page 786, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 3108 Harborwood Drive, 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 my hand this 14th day of February, 19 96

Frank Batson Homes, Inc.
By: Frank C. Batson, Pres.
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____ with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that he as such President 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 Frank C. Batson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 14th day of February 19 96 .

My commission expires January 20, 1999

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

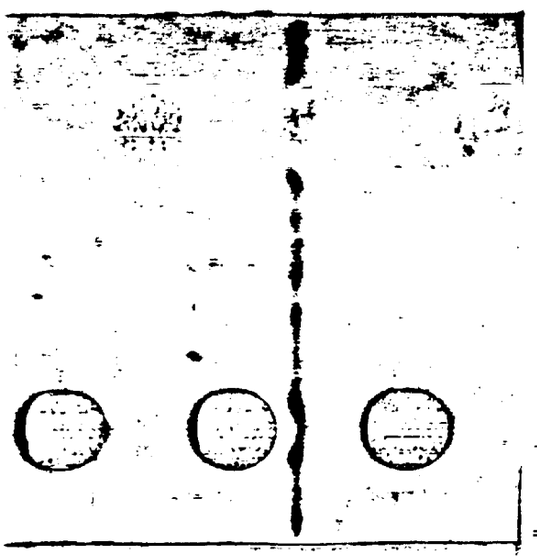
3875 02/16 0101 03CHECK 601.00

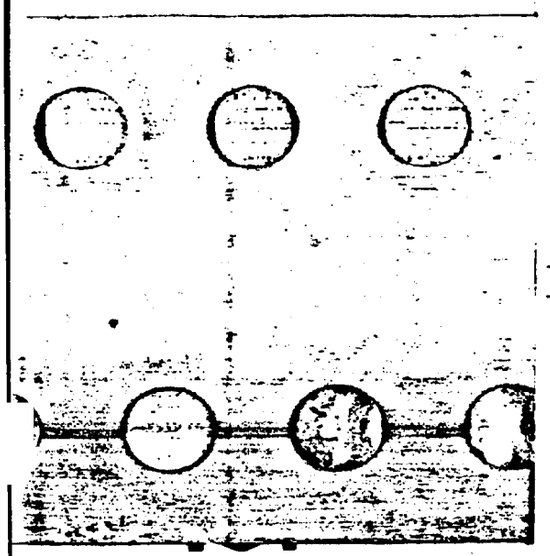
0151221

IDENTIFICATION

96 FEB 16 PM 1:52

FELIX E. [illegible]
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 477

| | | |
|---|---|---|
| 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 | |
| | 160000.00 |
| CON TX | 592.00 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 601.00 |
| CHECK | 601.00 |

02/16/96 01 13:35 0001 8875

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0151221
IDENTIFICATION REFERENCE

96 FEB 16 PM 1:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1007058