BK 10000 PG 595

FILE DEED 45

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 96

Notary Public

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

**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 |
|---|---|---|
| James R. England (NAME) | Collateral Mortgage, LTD., (NAME) | M1P 108 |
| 1300 Timber Valley Drive (ADDRESS) | 1900 Crestwood Boulevard (ADDRESS) | GROUP 12 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Birmingham, AL 35283-0180 (CITY) (STATE) (ZIP) | PARCEL 78 |

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 James R. England, unmarried

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. 105, on the plan of East Lake, Section IV, of record in Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, 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 9739, Page 715, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6152, Page 427, Register's Office for said County.

96 APR -2 PM 2:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0166679

unimproved ( )
This is improved ( X ) property, known as 1300 Timber Valley 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 22nd day of March 19 96

Frank Batson Homes, Inc.
By:
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

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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 22nd day of March 1996.

My commission expires January 20, 1999

Zana C. Petty
Notary Public

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

5462 04/02 0101 03CHECK 497.03



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

RECEIVED OF _____

FOR _____

BK 10000 PG 597

| | | |
|---|---|---|
| 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 131900.00 |
| | | | | CON TX 488.03 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 497.03 |
| | | | | CHECK 497.03 |
| 04/02/96 | 01 | | | 14:49 0001 5462 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166679
IDENTIF. # REFERENCE

96 APR -2 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023462