10137

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 10137 PG 238

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Myra DeBoard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myra DeBoard	Owner	108-7
(NAME) 302 Timberway Circle	(NAME)	B84
(ADDRESS) Nashville, TN 37214	(ADDRESS)	3091706
(CITY) (STATE) (ZIP)	(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, Charles R. Batson and Melynda Joy Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myra DeBoard

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 Unit No. 84 of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, and by Instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Regerence in hereby made to the plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such units.

Being the same property conveyed to Charles R. Batson and Melynda Joy Batson by deed of record in Book 7684, Page 20, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

96 JUL 30 AM 10:35
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0208759

unimproved ( )
This is improved (XX) property, known as 302 Timberway Circle, 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 hands this 26th day of July 1996

Charles R Batson
Charles R. Batson

Melynda Joy Batson
Melynda Joy Batson

DCTN01WC

BOOK 10137 PG 239

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 Charles R. Batson and Melynda Joy Batson

the bargainor S, with whom I am personally acquainted or proved to me on 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 Antioch, Tennessee, this 26th day of July, 1996.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____

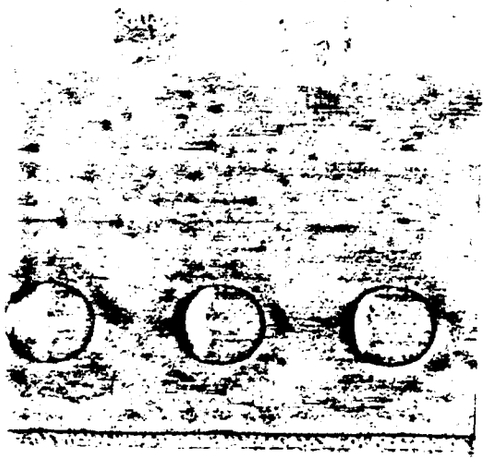
Notary Public

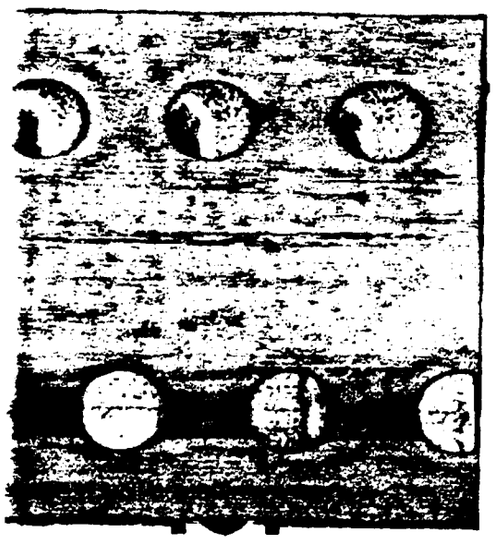
0828 07/30 0101 03CHECK

232.85

TN01WC

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





RECEIVED OF _____

FOR _____

BOOK 10137 PG 240

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 60500.00
				CON TX 223.85
				PRFEE 1.00
				MDEED 8.00
				TOTAL 232.85
				CHECK 232.85
			07/30/96	01 10:37 0001 0828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208759 IDENTIF. ↑ REFERENCE

96 JUL 30 AM 10:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068425