WARRANTY DEED

BOOK 10174 PG 816

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,500.00

Pamela D. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: January 25, 2000
(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
Marvin S. Evans Jr.	SunTrust Bank, Nashville, N.A.	MAP 86-4-0-B
(NAME)	(NAME)	
4913 Tulip Grove Lane	P.O. Box 305110	PARCEL 40CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37230-5110	
(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, Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin S. Evans Jr. and wife, Pamela D. Evans

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. 70, on the plan of First Revision, Section II, Sunset Oaks, of record in Plat Book 7900, Page 942, 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 B & P Developments, Inc. by deed from Paul Kitchen and wife, Anita Kitchen, of record in Book 8828, Page 767, Register's Office for said County. See Quitclaim Deed of record in Book 10174, page 814, said Register's Office.

0220392
IDENTIF. ↑ REFERENCE

96 SEP -3 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4913 Tulip Grove Lane, Hermitage, TN 37076
(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 30th day of August, 19 96

Frank Batson Homes, Inc.
By: Ronald G. Grizzard Sec. Treasurer
Ronald G. Grizzard, Secretary

BOOK 10174 PG 817

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

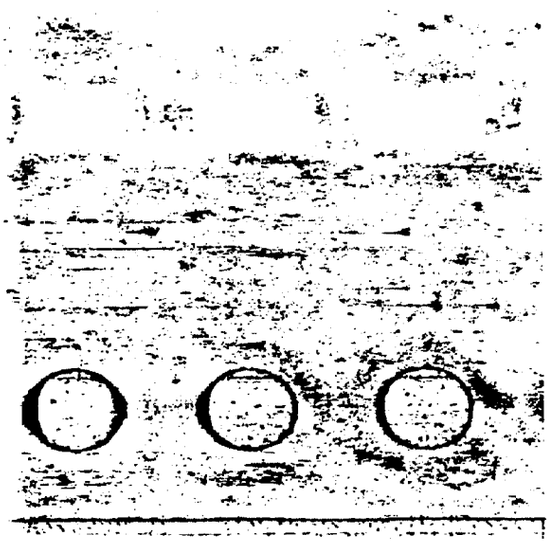
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ronald G. Grizzard and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sec. Treasure and _____ respectively of the Frank Batson Homes, Inc.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

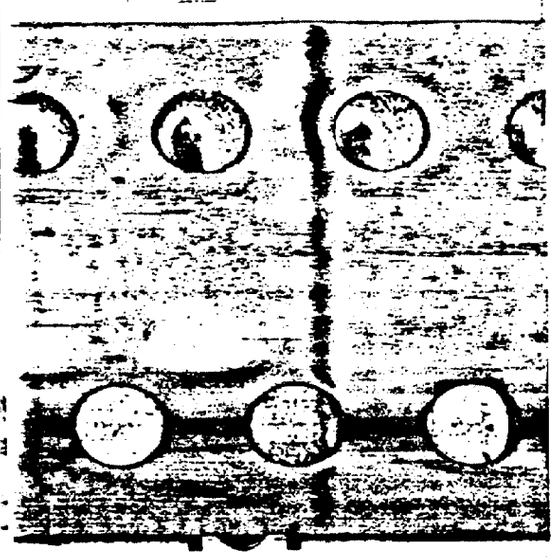
Witness my hand and official seal at office at Nashville, TN on this the 30th day of August 1996.

My commission expires ~~January 20, 1999~~ April 25, 2000

_____
Notary Public

3296 09/03 0101 03CHECK 699.05





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

RECEIVED OF _____

FOR _____

BOOK 10174 PG 813

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 186500.00
				CON TX 690.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 699.05
				CHECK 699.05
09/03/96	01			11:22 0001 3296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220392
IDENTIF.↑ RÉFERENCE

96 SEP -3 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1025805