BOOK 10210 PG 366

22

WARRANTY DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT MODE	**SAME**	142-7-B-13CO
(NAME)	(NAME)	
421 MOSS CREEK COURT		09D-80880
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(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 BATT AND WIFE, SUSAN BATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT MODE AND WIFE, CAROL MODE

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 13, on the Revised Final Plat of MOSS CREEK PLANTATION, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, page 608, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CHARLES BATT AND SPOUSE, SUSAN BATT, by deed from The Bacon Group, A Partnership of Barry W. Bacon and J. Richard Bacon, of record in Book 8342, page 653, Register's Office for DAVIDSON County, Tennessee.

CHARLES E. BATT AND CHARLES BATT ARE ONE IN THE SAME PERSON.

SUSAN W. BATT AND SUSAN BATT ARE ONE IN THE SAME PERSON.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of MOSS CREEK PLANTATION, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 6519, page 458; Book 6529, page 560; Book 7037, page 683; Book 7369, page 413; and Book 7470, page 130; and By-Laws of record in Book 7369, page 436; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 421 MOSS CREEK COURT, NASHVILLE, TN 37221
(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 27th day of September 19 96

CHARLES BATT

SUSAN BATT
By: SUSAN BATT (BY) CHARLES E. BATT.
CHARLES E. BATT, ATTORNEY-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 CHARLES BATT

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 27th day of September, 19 96.

Commission expires July 26, 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

*** LEGAL DESCRIPTION CONTINUATION

more particulars.

This instrument is executed on behalf of SUSAN BATT, by CHARLES E. BATT, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: ABOVE PLAT OF RECORD

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 E. BATT, 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 on behalf of SUSAN BATT, as her Attorney-in-Fact, as the free act and deed of the within named SUSAN BATT.

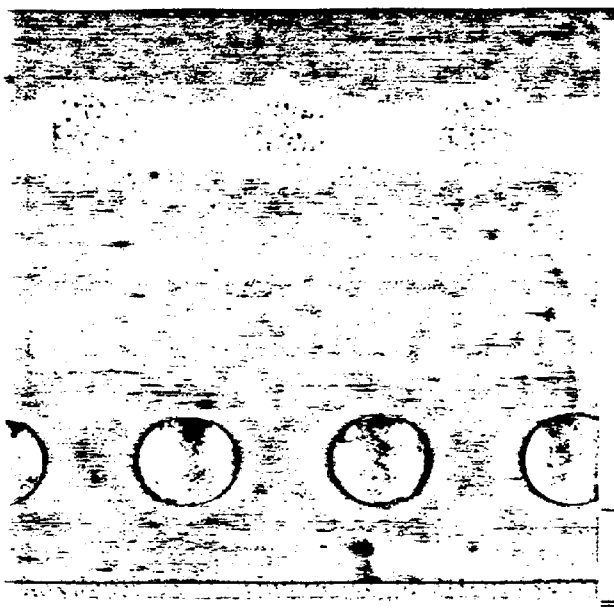
WITNESS my hand and official seal at Nashville, Tennessee, this 27TH day of SEPTEMBER, 1996.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

0231571
IDENTIF. A REFERENCE
96 OCT -1 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECD 10/01 0101 CKECK 601.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

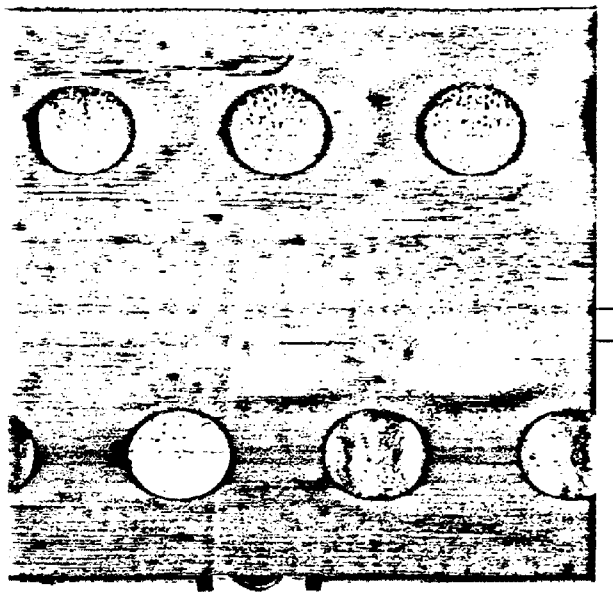
RECEIVED OF _____

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
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00
10/01/96 01 15:31 0001 5180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231571
IDENTIFICATION REFERENCE

96 OCT -1 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072269

No. [redacted]