THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MAW

STATE OF TENNESSEE) BOOK 10236 PG 722
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 148,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 22nd day of October 19 96

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
OSCAR RANDOLPH BATSON 3800 Woodmont Lane Nashville, Tennessee 37215	SAME	MAP 116-12 PARCEL 40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100- ---------- ($ 148,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARVYN HELEN BACIGALUPO, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto OSCAR RANDOLPH BATSON, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16, Block "G" on the Plan of Woodmont Lane Homesites of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mario Ford Bacigalupo and wife, Marvyn Helen Bacigalupo, by deed from Ricky Moss, the sole surviving heir of Audrey Holmes Moss, and Emmett Russell, III and William J. Faimon, Co-administrators of the Estate of Audrey Holmes Moss, of record in Book 4960, page 723, Register's Office for Davidson County, Tennessee; the said Mario Ford Bacigalupo and Marvyn Helen Bacigalupo having since divorced and Mario Ford Bacigalupo having conveyed his interest in subject property to Marvyn Helen Bacigalupo by Quitclaim Deed of record in Book 10087, page 620, said Register's Office.

This is improved property known as 3800 Woodmont Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Woodmont Lane Homesites Block "G" of record in Book 1130 , page 13 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 22nd day of October, 19 96.

Marvyn Helen Bacigalupo

MARVYN HELEN BACIGALUPO

BOOK 10238 PG 723

MITCHELL A. WATT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARVYN HELEN BACIGALUPO, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October, 19 96.

Mitchell A Watt

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

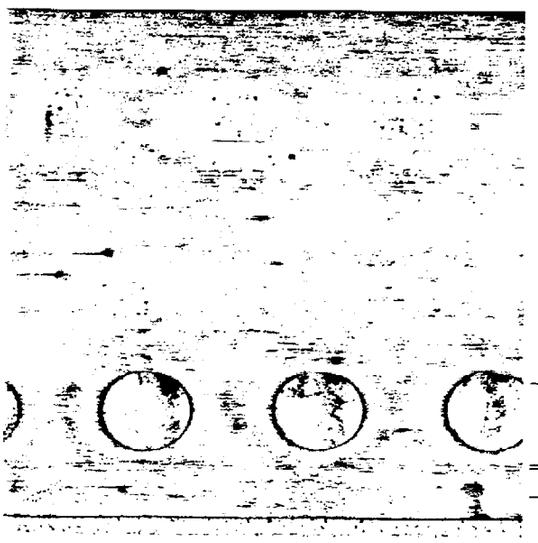
My Commission Expires: _____

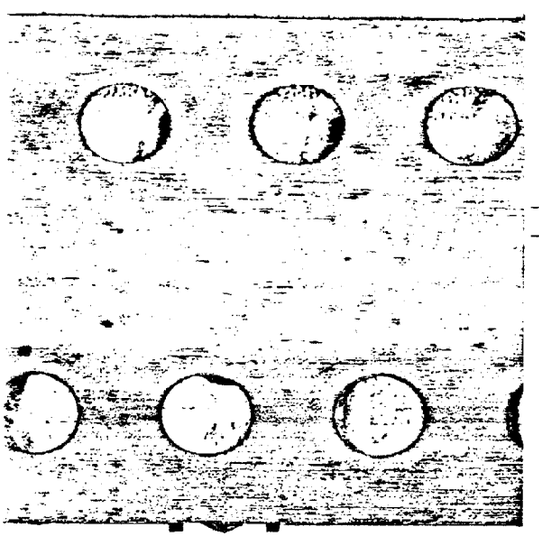
Notary Public

0239823
IDENTIF. & REFERENCE

96 OCT 25 AM 9:04
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

4030 10/25 0101 03CHECK 556.60





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

RECEIVED OF _____

FOR _____

BOOK 10235 PG 724

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 148000.00
				CON TX 547.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 556.60
				CHECK 556.60
			10/25/96 01	09:09 0001 4030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239823
IDENTIF. & REFERENCE

96 OCT 25 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1081002

No [redacted]