# WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOOK 10251 PG 804

**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 |
|---|---|---|
| William Shaw King | FT Mortgage Companies, dba First | MAP 150-12-0-A |
| (NAME) | Tennessee Mortgage (NAME) Company, Inc. | |
| 3640 Seasons Drive | P.O. Box 146 | PARCEL 92CO |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Memphis, TN 38101 | |
| (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, Clifton Craig Batson and wife, Barbara Jean Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Shaw King and wife, Le-An King

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. 611, on the plan of Phase V-A, Somerset, of record in Plat Book 7900, Page 399, 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 Clifton Craig Batson and wife, Barbara Jean Batson by deed from Phillips Builders, Inc., of record in Book 8796, Page 490, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7619, Page 647; Book 7657, page 583; Book 7675, page 923; Book 7776, page 826; Book 8201, page 770, Book 8663, page 384; Book 8708, page 630; Book 9036, page 326; Book 9065, page 744; Book 9022, page 572; Book 9245, page 332; and Book 9696, page 654, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 7619, page 679, said Register's Office.

9893 11/06 0101 03CHECK 501.10

unimproved ( )
This is improved ( X ) property, known as 3640 Seasons Drive, Antioch, TN 37013
(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 25th day of October 19 96

Clifton Craig Batson

Barbara Jean Carter

Barbara Jean Carter

BOOK 10251 PG 805

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 Clifton Craig Batson and wife, Barbara Jean Carter

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 Nashville, Tennessee, this 25th day of October, 19 96.

Commission expires 1-20-99

Notary Public

ZANA G. PETTY
NOTARY PUBLIC
STATE OF TENNESSEE

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 _____.

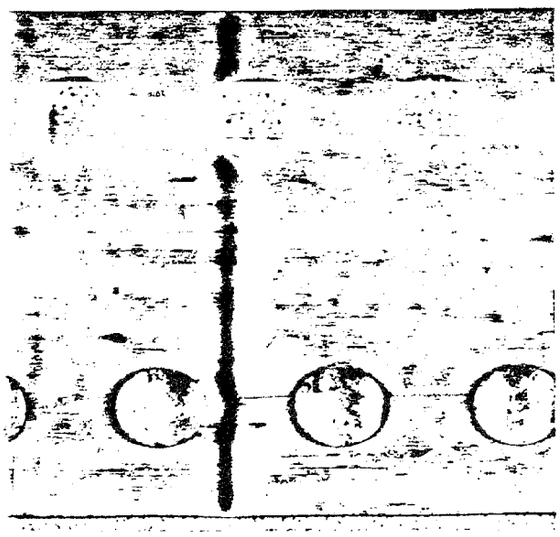
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

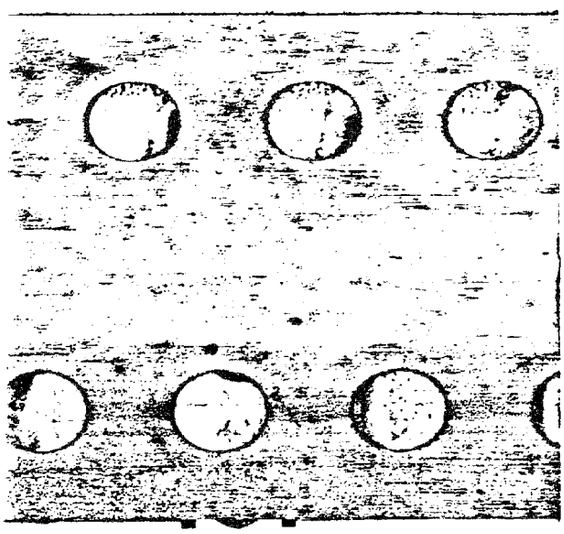
My commission expires _____

_____
Notary Public

0244157
IDENTIF. ↑ REFERENCE

96 NOV -6 PM 1:52
RECEIVED AND RECORDED IN REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10251 PG 806

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CHRT | |
| | | | | 133000.00 |
| | | | CON TX | 492.10 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 501.10 |
| | | | CHECK | 501.10 |
| 11/06/96 | 01 | | 13:55 0001 | 8698 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0244157
IDENTIF. & REFERENCE

96 NOV -6 PM 1:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1085621