BOOK 10291 PG 819

# WARRANTY DEED

PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(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 |
|---|---|---|
| Joy Harper Panter (NAME) | Southeastern Mortgage of (NAME) | MAP 109-1-0-A |
| 3940 Lakeridge Run (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | PARCEL 41CO |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, TN 37210 (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 Joy Harper Panter and Miriam M. Harper, both unmarried, as joint tenants with right of survivorship

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. 49, on the plan of Phase II, Lakeridge, of record in Plat Book 9700, Page 114, 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 Frank Batson Homes, Inc. by deed from B & P Developments, Inc., of record in Book 10291, Page 817, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9669, Page 715, Register's Office for said County.

All terms and provisions of the By-Laws, of record in Book 9669, Page 738, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 3940 Lakeridge Run, 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 my hand this 12th day of December, 19 96

Frank Batson Homes, Inc.
By:
Frank C. Batson, President

BOOK 10291 PG 820

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 Frank C. Batson

and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President

and _____ respectively of the Frank Batson Homes, Inc.

the within named bargainor, and corporation, and that he as such President

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 Frank C. Batson

as such President, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of December 1996.

My commission expires January 20, 1999 _____

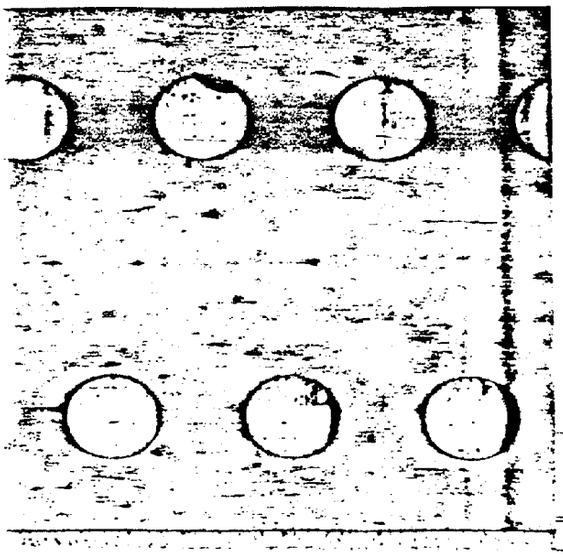
Notary Public

ZANA C. BR...
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

6135 12/16 0101 03CHECK 711.63

0256238
IDENTIF. ↑ REFERENCE

96 DEC 16 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

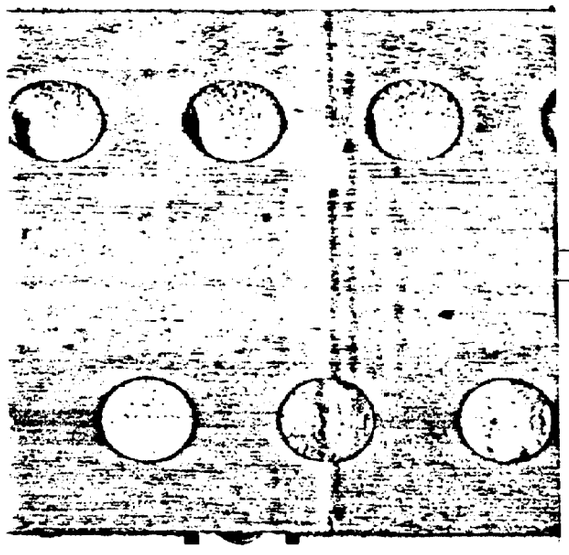
RECEIVED OF _____

FOR _____

BOOK 10291 PG 821

| | | |
|---|---|---|
| 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 189900.00
CON TX 702.63
PRFEE 1.00
WDEED 8.00
TOTAL 711.63
CHECK BANK 711.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

12/16/96 01 14:28 0001 6135

0256238
IDENTIF. & REFERENCE

96 DEC 16 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1098747