WARRANTY DEED

BOOK 10371 PG 493

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Donna A. Herman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: 9/25/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNA A. HERMAN (NAME)	FT MORTGAGE SERVICES (NAME)	MAP 52-09
422 GRAPEVINE AVENUE (ADDRESS)	8001 NORTH STEMMONS FREEWAY (ADDRESS)	PARCELS
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DALLAS, TEXAS 75247 (CITY) (STATE) (ZIP)	95 AND 189

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, A. C. BATSON AND WIFE, BARBARA J. BATSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA A. HERMAN, UNMARRIED

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 Nos. 15-22 inclusive and Lots No. 51-58 inclusive on the plan of Woodvale Grove, Montague Park, as of record in Book 421, page 193, Register's Office for said County, and such portions of the "Boardwalk" and a 14 foot unnamed road vacated and abandoned by Metropolitan Council Bill No. 69-963, recorded in Book 4392, page 781, said Register's Office, being described as follows:

Said Lot No. 15-18 adjoin and front together 80 feet on the northwesterly side of the Board Walk and run back between parallel lines 20 feet to a dead line.

Said Lot Nos. 19-22 adjoin and front together 80 feet on the southeasterly side of the Board Walk and run back between parallel lines 20 feet to a dead line.

Said Lot Nos. 51-54 adjoin and front together 80 feet on the northwesterly side of Shady Stoneway and run back between parallel lines 20 feet to a dead line.

Said Lot Nos. 55-58 adjoin and front together 80 feet on the southeasterly side of Shady Stoneway and run back between parallel lines 20 feet to a dead line.

Being the same property conveyed to A. C. BATSON by Deed of record in Book 8662, page 420, Register's Office for Davidson County, Tennessee.

BARBARA J. BATSON joins in this conveyance for the purpose of conveying any right, title or interest which she may have, marital or otherwise, in and to subject property.

unimproved ( )
This is improved (X) property, known as 422 GRAPEVINE AVENUE, MADISON, TN 37115
(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 28th day of February, 19 97

A. C. Batson
A. C. BATSON

Barbara J. Batson
BARBARA J. BATSON

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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 A. C. BATSON AND WIFE, BARBARA J. BATSON

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 GOODLETTSVILLE, Tennessee, this 28th day of February 1997.

Commission expires 9/23/00

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

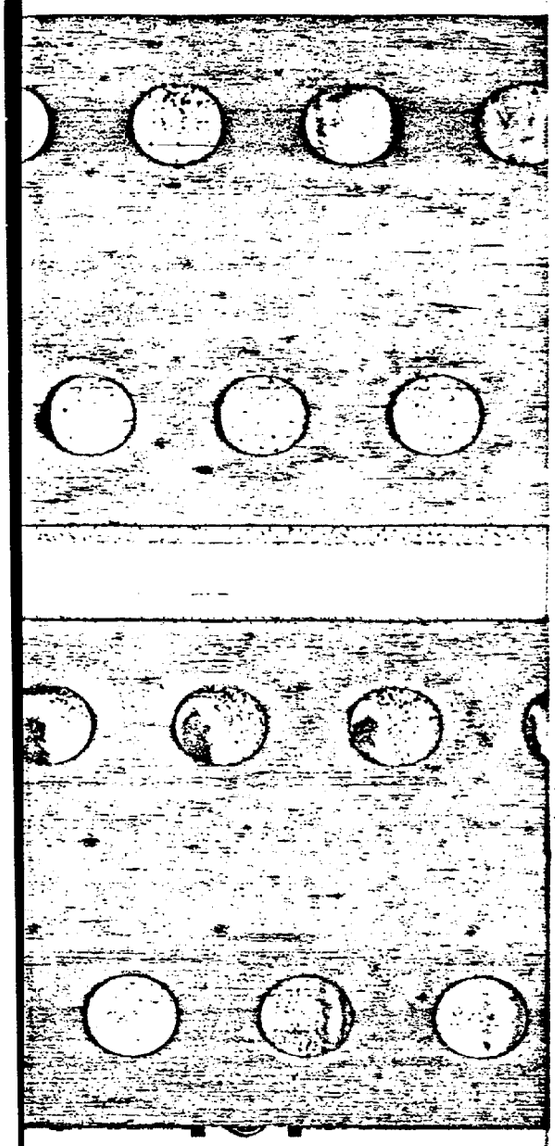
97 MAR -6 PM 1:23
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0279532

3377 03/06 0101 03CHECK

188.45



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

RECEIVED OF _____

FOR _____

BOOK 10371 PG 495

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 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 8.00
TOTAL 188.45
CHECK 188.45

03/06/97 01 13:30 0001 3377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279532
IDENTIF. # REFERENCE

97 MAR -6 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123759