BOOK 10479 PG 193

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary H. Batey (NAME)	NVR Mortage Finance, Inc. (NAME)	MAP 58
4449 Cato Road (ADDRESS)	100 Ryan Court, P.O. Box 999 (ADDRESS)	PARCEL 39
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Pittsburg, PA 15230 (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, Christopher Eric Gardner and wife, Lisa Elaine Carrington Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary H. Batey and wife, Christal D. Batey and James G. Batey and wife, Marcella L. Batey

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 a tract or parcel of land in the Thirteenth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to Christopher E. Gardner and wife, Lisa E. Gardner by deed of record in Book 9549, page 431, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way of Cato Road, as widened, said point being the northwesterly corner of property conveyed to Stanley D. Lanham by deed of record in Book 9431, page 427, Register's Office for Davidson County, Tennessee, and being the northeasterly corner of this herein described tract; thence with the westerly line of Lanham S 5 deg. 31' 57" W, 780 feet, more or less, to a point; thence N 68 deg. 28' 00" W. 100 feet more or less to a point; thence N 5 deg. 02' 00" E. 58 feet, more or less to a point; thence N 68 deg. 28' 00" W 57 feet, more or less to a point; thence with the easterly line of property conveyed to Lee Cranford by deed of record in Book 7505, page 613, Register's Office for Davidson County, Tennessee, N 4 deg. 32' 24" E 680 feet, more or less to a point in the southerly right-of-way line of Cato Road; thence with the southerly right-of-way line of Cato Road and a curve to the right 163.46 feet, said curve having a radius of 4170.688 feet and a chord of 163.45 feet, more or less, to the point of beginning, containing approximately 2.66 acres, the same more or less.

Being the same property conveyed to Christopher Eric Gardner and wife, Lisa Elaine Carrington Gardner by deed from Delores Ealine Carrington Bolling as Executrix of the Estate of Eary Lou Cotten, of record in Book 9549, Page 431, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4449 Cato Road, Nashville, TN 37218
(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 30th day of May 19 97

Christopher Eric Gardner

Lisa Elaine Carrington Gardner

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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 Christopher Eric Gardner and wife, Lisa Elaine Carrington Gardner

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 30th day of May 19 97.

Commission expires 11-27-99

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 _____ 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_____.

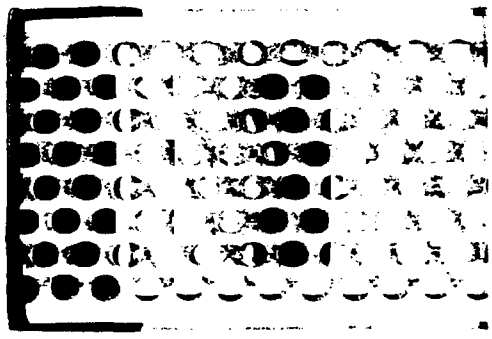
My commission expires _____

Notary Public

8623 06/04 0101 03CHECK 186.00

0311834
IDENTIFICATION REFERENCE

97 JUN -4 AM 10:58
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

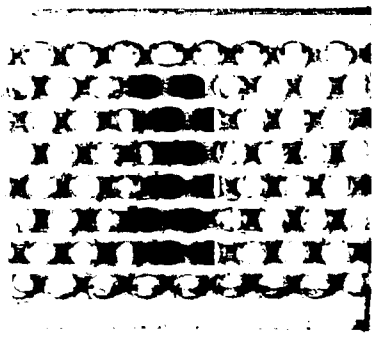
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	48000.00
			CON TX	177.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	186.60
			CHECK	186.60

06/04/97 01 11:04 0001 8623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111834

IDENTIF. ↑ REFERENCE

97 JUN -4 AM 10:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1158549