BOOK 10518 PG 186

FILE BOX 45

WARRANTY DEED

PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 97

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
Dirk D. Hobgood (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 86-4-B
313 Overridge Cove (ADDRESS)	P.O. Box 5137 (ADDRESS)	PARCEL 53
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (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 Dirk D. Hobgood, married , and wife, Malissa Hobgood

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. 104 on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to B & P Developments, Inc. by deed from Johnnie O. Withers, of record in Book 8828, page 756, said Register's Office. Also being the same property conveyed to Frank Batson Homes, Inc. by deed from B & P Developments, Inc., of record in Book 10518 page 184, R.O.D.C., TN. This conveyance is subject to Restrictive Covenants of record in Book 9082, Page 567 and Book 7900, Page 942, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 9082, Page 859, said Register's Office.

unimproved ( )
This is improved (X) property, known as 313 Overridge Cove, Hermitage, TN 37076 07/03 0101 03CHECK 687.95
(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 27th day of June 19 97

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

FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
97 JUL -3 PM 2:54

IDENTIFICATION REFERENCE
03230 86

BOOK 10518 PG 187

PLF BOX 65

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

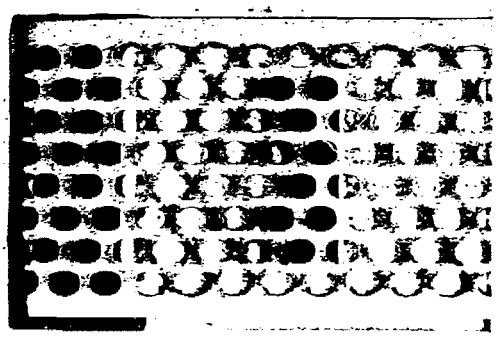
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Frank Batson Homes, Inc. the within 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 27th day of June 1997.

My commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 10518 PG 188

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

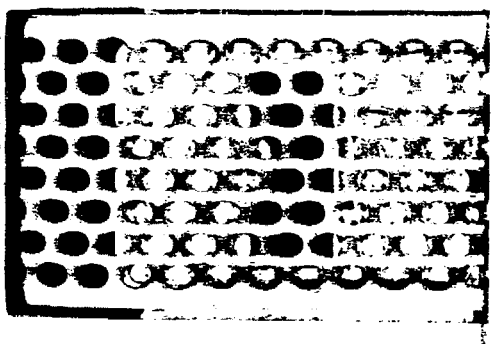
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 183500.00
CON TX 678.95
PRFEE 1.00
WDEED 8.00
TOTAL 687.95
CHECK 687.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/97 01 14:56 0001 0931



0323086
IDENTIF. # REFERENCE

97 JUL -3 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1170901