FILE BOX 45

WARRANTY DEED

ZANA C. DE... NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10712 PG 997
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 1.20.99
(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
Jack D. Birdwell (NAME)	New South Federal Savings Bank (NAME)	MAP 135-6-A
P.O. Box 17165 (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 26 CO
Nashville, TN 37217-0165 (CITY) (STATE) (ZIP)	Birmingham, AL 35210-2034 (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 Jack D. Birdwell and wife, Betty R. Price

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. 26, on the plan of Resub Lot 1, Forge Ridge, of record in Plat Book 9700, Page 295 and 296, 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 Frank Batson Homes, Inc. by deed from Gregory S. Perrone, Trustee, of record in Book 10410, Page 428, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10284, Page 937, and Book 10316, Page 880, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 10284, Page 958, said Register's Office.

This is improved (X) unimproved ( ) property, known as 2188 Forge Ridge Circle, Nashville, TN 37217
(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 4th day of December 19 97

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

BOOK 10712 PG 998

FILE BOX 45

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 4th day of December 1997.

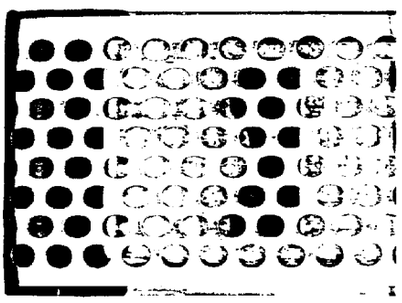
My commission expires 1-20-99 _____
Notary Public

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

97 DEC -9 AM 8:08

0377912

8697 12/08 0101 03CHECK 531-35



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10712 PG 999

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

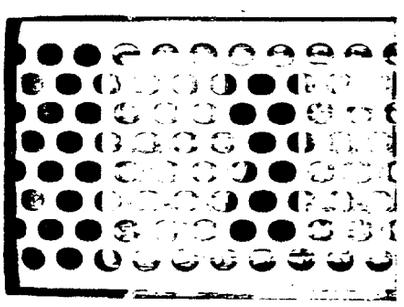
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1411750.00
ERR CO
CAMT
1411750.00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

141175.00
CON TX 522.35
PRFEE 1.00
WDEED 8.00
TOTAL 531.35
CHECK 531.35

12/08/97 01 15:13 0001 8697



0377912
IDENTIFICATION REFERENCE

97 DEC -8 PM 3:08
REGISTER
DAVIDSON COUNTY, TENNESSEE

No.1229494