BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILED 10742 PG 367
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 185,475.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 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: New Owner	MAP-PARCEL NUMBERS
Steven A. Reynolds	~~FT Mortgage Companies, d/b/a~~	MAP 109-1-A
(NAME)	(NAME)	
3916 Lakeridge Run	~~2974 LBJ Freeway, Suite 280~~	PARCEL 47-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	~~Dallas, TX 75234~~	
(CITY) (STATE) (ZIP)	(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 Steven A. Reynolds and wife, Sherry L. Reynolds

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. 55, on the plan of Phase Two 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 Quitclaim deed from B & P Developments, of record in Book 10242, Page 365, 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.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 9669, Page 738, said Register's Office.

97 DEC 31 PM 3:01
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0385788

unimproved ( )
This is improved (X) property, known as 3916 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 30th day of December 19 97

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

FILE BOX 45

BOOK 10742 PG 368

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 30th day of December 1997.

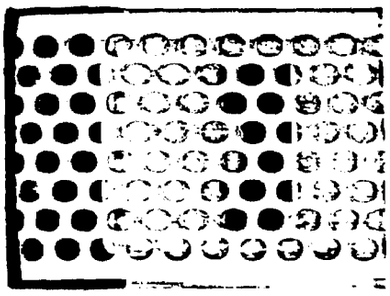
My commission expires January 20, 1999

_____
Notary Public

7375 12/31 0101 03CHECK 695.26

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10742 PG 369

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

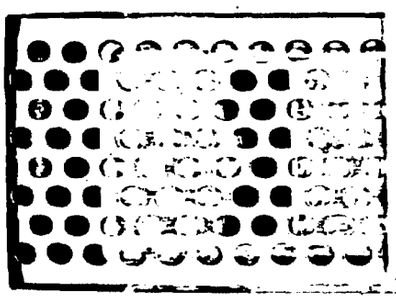
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
185475.00
CON TX 686.26
PRFEE 1.00
WDEED 8.00
TOTAL 695.26
CHECK 695.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12-31-97 05 0001 7375

0385788
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 3:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1238069