Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tara E. Cavazos 710 Ebenday Drive Nashville, TN 37205	115-7-34	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 10744 PG 802

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jack M. Batson, Sr., Administrator of the Estate of Emma Batson, Deceased, Probate No. 97P-1812, pursuant to Order filed in Probate Court of Davidson County, Tennessee on December 19, 1997, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Tara E. Cavazos (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Brook Meade, Section I, as shown on plat of record in Plat Book 2133, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular decription.

Being the same property conveyed to Emma Batson, by deed of record in Book 556, page 374, as corrected in Book 5575, page 198, Register's Office for Davidson County, Tennessee. Emma Batson having since died and Jack M. Batson, Sr. having been appointed as Administrator under Order filed December 19, 1997, Probate Court of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1998 Taxes a lien, not yet due and payable.

2. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5297, page 164, Register's Office for Davidson County, Tennessee.

0386409

IDENTIFICATION REFERENCE

98 JAN -2 PM 4:13

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Tara E. Cavazos
Affiant

Subscribed and sworn to before me this 2nd day of January, 1998.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/...

LORETTA B. LANE NOTARY PUBLIC DAVIDSON CO.

0459716.01
005127-000 12/31/97

This is improved property located at 626 Davidson Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 2 day of January, 1998.

Jack M. Batson Sr., Adm. C.T.

JACK M. BATSON, SR., ADMINISTRATOR
WITH THE WILL ANNEXED OF THE
ESTATE OF EMMA BATSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Jacmk M. Batson, Sr.,Administrator with the Will Annexed of the Estate of Emma Batson, with whom I am personally acquainted and who acknowledged that he is the Administrator with the Will Annexed of the Estate of Emma Batson, and is executing this instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of January, 1998.

Loretta B. Lane

Notary Public
My Commission Expires: 5/24/98

LORETTA B. LANE NOTARY PUBLIC DAVIDSON CO.

8035 01/02 0101 03CHECK 522.3

0459716.01
005127-000 12/31/97

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

RECEIVED OF _____

FOR _____

BOOK 10744 PG 804

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 139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
TOTAL 523.30
~~CHECK 523.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
~~01/02/98 01 1611B 0001 8035~~

0386409
IDENTIF. & REFERENCE

98 JAN -2 PM 4:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1238717