Re-record to correct Legal

RE-RECORD

BOOK 10839 PG 459

BOX 45

WARRANTY DEED

STATE OF TENNESSEE BOOK 10701 PG 914
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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
Mark Richards (NAME)	Southeastern Mortgage of (NAME)	MAP 109-1A
3928 Lakeridge Run (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 44 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 Mark Richards and wife, Karen M. Richards

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. 52, on the plan of Phase ~~Three~~ 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 deed from B & P Developments, Inc., of record in Book 10701, Page 912, 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.

RE-RECORD
98 MAR 16 PM 1:26
CLERK & MASTER SCOTT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04126.54

unimproved ( )
This is improved (X) property, known as 3928 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 26th day of November 19 97

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

45

BOOK 10701 PG 915

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 26th day of November 1997.

My commission expires January 20, 1999

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC
DAVIDSON COUNTY, TN

RE-RECORD

BOOK 10839 PG 460

0374768

IDENTIFICATION/REFERENCE

97 DEC -1 PM 2:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

5268 12/01 0101 03CHECK 604.25

6276 03/16 0101 03CHECK 8.00