BOOK 10869 PG 251

FILE BOX 45

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,079.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 98

Notary Public

MY COMMISSION EXPIRES: 1-30-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Batson Homes, Inc. (NAME)	New Owner (NAME)	MAP 135-6-A
120 Donelson Pike (ADDRESS)	(ADDRESS)	PAR. 7.00, 14.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15.00,16.00,44.00

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, Gregory S. Perrone, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson Homes, Inc.

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:

Land in Davidson County, TN, BEING Lot Nos. 7, 14, 15, 16, 44 and 51 on the Resubdivision of Lot 1, Forge Ridge, Franklin Limestone Road, of record in Plat Book 9700, page 295 and 296, and corrected by Instrument of Correction (Owner's Certificate) of record in Book 10316, page 880, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Gregory S. Perrone, Trustee, by deed from Dewey Pedigo, Trustee, of record in Book 10186, Page 535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 295 and 296, as corrected in Book 10316, page 880; Restrictions of record in Book 10284, page 937; By-Laws in Book 10284, page 958; Charter in Book 10477, page 204; Easements in Book 1083, page 274, Book 1129, page 253 and Book 9543, page 800; all of record in the Register's Office for Davidson County, Tennessee.

98 APR -2 PM 3:08
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

04 20638
IDENTIFICATION REFERENCE

unimproved (X)
This is improved ( ) property, known as Lots 7,14,15,16, 44 and 51, 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 1st day of April, 19 98

Gregory S. Perrone, Trustee

010 03CHECK 527.29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10869 PG 252

FILE BOX 45

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gregory S. Perrone, Trustee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of April AD 98

Commission expires 9-25-2000

Notary Public

KAREN H. SUGGS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Gregory S. Perrone, Trustee

TO

Frank Batson Homes, Inc.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10869 PG 253

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
140079.48
CON TX 518.29
PRFEE 1.00
WDEED 8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 527.29
CHECK 527.29
04/02/98 01 15:10 0001 4808

0420638
IDENTIF. ↑ REFERENCE

98 APR -2 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275063