This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

MAIL ENV.

98 AUG -5 PM 12:17

DAVIDSON COUNTY, TN.

04711180

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:
Winton D. Batson, Jr.
5537 Hill Rd.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Winton D. Batson, Jr.
5537 Hill Road
Brentwood, TN 37027

MORTGAGEE:

MAP	**160-12**
GROUP	**0**
PARCEL	**183.00**

BOOK 11052 PAGE 953

WARRANTY DEED

2840 08/05 0101 03CHECK 852.75

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen J. Kenefick, Trustee of the Stephen J. Kenefick Revocable Living Trust Agreement,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Winton D. Batson, Jr. and wife, Joni S. Batson**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 234 of Hearthstone, Revised Phase 6, of record in Plat Book 6250, page 994, revised in Plat Book 6900, page 254. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Stephen J. Kenefick, Trustee of the Stephen J. Kenefick Revocable Living Trust Agreement by quitclaim deed from Stephen J. Kenefick of record in Book 9837, page 405, Register's Office for Davidson County, Tennessee.

**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect ~~the~~ premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 5537 Hill Rd., Brentwood, Tennessee 37027.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

** Russell T. Cook executed this instrument on behalf of Stephen J. Kenefick, Trustee pursuant to a power of attorney which is being place of record currently herewith.

WITNESS my hand this the 31st day of July, 1998.

BOOK 11052 PAGE 954

Stephen J. Kenefick Revocable Living Trust Agreement

Stephen J. Kenefick, Trustee
By: Russell T. Cook, his attorney in fact

By: Stephen J. Kenefick, Trustee
By: Russell T. Cook as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Russell T. Cook,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Attorney-in-Fact for Stephen J. Kenefick, Trustee of Stephen J. Kenefick Revocable Living Trust Agreement, and that he as such Attorney-in-Fact, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 8-8-01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $227,500.00.

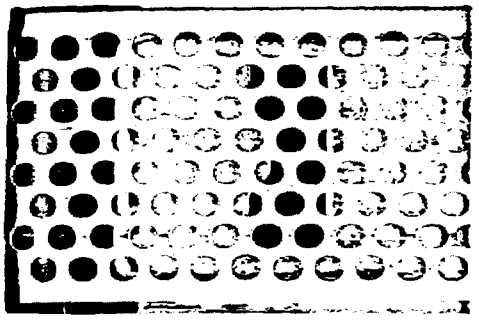
AFFIANT

Subscribed and sworn to before me on this 31st day of July, 1998.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
My Commission Expires SEPT. 23, 2001



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

RECEIVED OF _____

FOR _____

BOOK 11052 PAGE 955

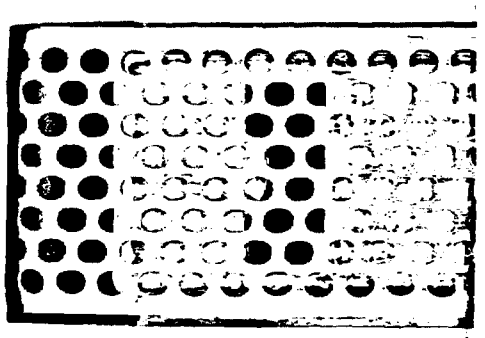
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 227500.00
CON TX 841.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 852.75
CHECK 852.75

08/05/98 01 12:12 0001 2040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04711 80
IDENTIF. ↑ REFERENCE

98 AUG -5 P1:12:18

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

No. 1328432