Boy 2

BOOK 11098 PAGE 961

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF August 1998

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

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	T NUMBERS
Wanda F. Batson (NAME)	AmSouth Bank (NAME)	MAP 171-08
5509 Cottonport Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	GROUP A
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	PARCEL 120.0000

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, Lee C. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda F. Batson

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 No. 120 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, page 529 & 530, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lee C. Williams, by deed from Dennis A. Clark and wife, Shawn Lee Clark, of record in Book 10949, Page 174, Register's Office for Davidson County, TN.

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 6900, page 529 & 530; restrictions of record in Book 7637, page 930; Book 7824, Page 254; Book 8313, Page 932; Book 7138, Page 365; Book 7824, Page 254; Book 8313, Page 932; Book 7430, Page 784; Charter in Book 7621, Page 600; Agreement in Book 7350, Page 137; all of record in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and has never been the primary residence of Lee C. Williams or any spouse of Lee C. Williams

98 SEP -3 PM 2:11

FELIX A. HILLSMAN REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0484140

unimproved ( )
This is improved (X) property, known as 5509 Cottonport Drive, Brentwood, TN 37027
(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 28th day of August 19 98

Lee C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee C. Williams

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 27th day of August, 1998.

Commission expires 3/27/99

Notary Public

JACQUE J. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires March 27, 1999

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

Lee C. Williams

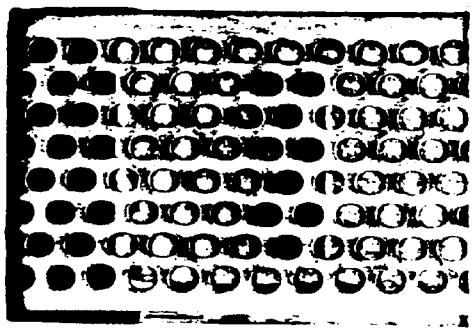
TO

Wanda F. Batson

RETURN TO:

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

98 SEP 03 0101 03CHECK 12681-63



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

RECEIVED OF _____

FOR _____

BOOK 11098 PAGE 963

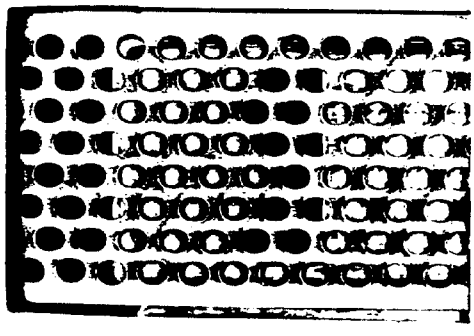
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 339900.00
CON TX 1257.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1268.63
CHECK 1268.63

09/03/98 01 14:12 0001 6752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484140
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342189