Box 2

BOOK 11099 PAGE 396

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LARGE

My Commission Expires March 27, 1999

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
Lee C. Williams	Franklin National Bank	MAP 171
(NAME)	(NAME)	
5844 Cloverland Drive	230 Public Square	PARCEL 93.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, Tennessee 37064	06DU-55620
(CITY) (STATE) (ZIP)	(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, Wanda F. Batson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee C. Williams, married

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 the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Dorris E. Boner, Surveyor, August 24, 1961, as follows:

Beginning on the northerly margin of Hardscuffle Road at the southeast corner of the Jesse M. Williams property; thence with said Williams' eastern boundary line, North 2 deg. east 373.9 feet to an iron pin in the line of the property conveyed to Fred Rich and wife, by deed from Dorothy F. Norton of record in Book 3280, Page 373, Register's Office for Davidson County, Tennessee, as follows: South 47 deg. 30' east 200 feet to an iron pin; south 27 deg. west 149.5 feet to an iron pin and south 12 deg. deg. west 176 feet to the northerly margin of Hardscuffle Road; thence with the same around a slight curve, northwesterly 138 feet, more or less, to the beginning, containing 1.51 acres, more or less.

Being the same property conveyed to Wanda F. Batson, unmarried, by deed from Roger D. Myers, of record in Book 10630, Page 716, 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.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 SEP -3 PM 3:35

0484229
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 5844 Cloverland Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (State/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

Wanda F. Batson

Wanda F. Batson

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 Wanda F. Batson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 1998.

Commission expires 3/27/99

Notary Public

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

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Wanda F. Batson

TO

Lee C. Williams

RETURN TO:

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

587% 09/03 01:01 03CHECK 751.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11099 PAGE 338

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
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 751.00
CHECK 751.00

09/03/98 01 15:26 0001 6876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0484229
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342313