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

Box 60

ADDRESS NEW OWNER:
Jack B. Batson
5325 Buena Vista Pike
Nashville, Tennessee

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
7029 Church St. East
Brentwood, TN 37027

MAP **049-00**
GROUP **0**
PARCEL **056**

WARRANTY DEED

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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, **Albert R. Christian, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jack B. Batson and wife, Charolyn M. 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:

See Exhibit A attached hereto.

Being a part of the property conveyed to Albert R. Christian and wife Louise Christian by deed from David E. Rawls and wife Alice M. Rawls of record in Book 1646, page 286, Register's Office for Davidson County, Tennessee. The said Louise Christian has since died and Albert R. Christian is now married to Rebecca H. Christian who joins in this conveyance for the purpose of transferring any right, title or interest she may have in subject property, marital or otherwise.

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 1999 and subsequent years.

This is improved property known as 5325 Buena Vista Pike, Nashville, Tennessee .

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 covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 30th day of November, 1998.

Albert R. Christian

Rebecca H. Christian

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Albert R. Christian and Rebecca H. Christian,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $127,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

Tract I: A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray Surveyors, dated July 9, 1948, as follows:

> Beginning at a point in the center of U. S. Hwy. 41-A, at the Southeast corner of a tract of land conveyed to Grantees from Grantors by Deed of record in Book 1578, page 118, said Register's Office; thence North 83 degrees, 30 minutes East 867 feet to a point in the center of the Buena Vista Pike; thence with the center of said Pike North 12 degrees, 15 minutes West 1112 feet to a point; thence North 78 degrees West 316 feet to a point; thence South 82 degrees, 15 minutes West 278 feet to a point in the center of Dry Fork Creek; thence with the center of said Creek, South 58 degrees West 339 feet to a point; thence South 79 degrees, 45 minutes West 126 feet to a point and North 47 degrees 15 minutes West 86.4 feet to a point; thence South 11 degrees, 30 minutes East 672 feet to the center of U. S. Hwy. 41-A; thence with the center of said Highway, South 39 degrees, 30 minutes East 249.6 feet to a point and South 33 degrees, 15 minutes East 249.6 feet to the beginning, containing 26.98 acres, more or less.

Included in the above description, but specifically excluded from this conveyance are the following parcels of land:

Parcel 1: A 7.0 acre tract of land conveyed to the City of Nashville by Deed from Albert R. Christian and wife, Louise Christian, of record in Book 3103, page 598, Register's Office of Davidson County, Tennessee, described as follows:

> A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, July 9, 1960, as follows:
>
> Beginning at a nail located at the intersection of the center line of Buena Vista Pike and Dry Fork Creek, said point of beginning being located 40 feet South of the intersection of Dry Fort Road and Buena Vista Pike; running thence the following: South 11 degrees, 45 minutes East with the center line of Buena Vista Pike 60.0 feet to a nail; thence leaving said Buena Vista Pike, South 79 degrees, 15 minutes West for a distance of 614.3 feet to an iron pin; thence South 10 degrees, 45 minutes East for a distance of 388.2 feet to an iron pin; thence South 79 degrees, 15 minutes West for a distance of 449.7 feet to an iron pin; thence North 11 degrees, 07 minutes West along A. R. Christian's original West line 491.7 feet to a point located in the center of Dry Fork Creek; thence with the center line of Dry Fork Creek, South 63 degrees, 43 minutes East for a distance of 115 feet; thence continuing with the center of said Creek, North 60 degrees, 16 minutes East 444 feet; thence continuing with the center of said Creek, North 81 degrees, 43 minutes East 270 feet; thence continuing with the center of said Creek, South 80 degrees, 08 minutes East for a distance of 304 feet to a nail, the point of beginning, containing 7 acres, more or less.

Parcel 2: A 1,165 square feet tract of land conveyed to the City of Nashville by Deed from Albert R. Christian and wife, Louise Christian, of record in Book 3136, page 195, Register's Office of Davidson County, Tennessee, described as follows:

> A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County of Davidson County, Tennessee, being a part of the A. R. Christian property as of record in Book 947, page 332, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin, said iron pin marking the Southwest corner of the property of City of Nashville, acting by and through the Electric Power Board

of said City, as recorded in Book 3103, page 598, Register's Office of Davidson County, Tennessee; thence South 79 degrees, 15 minutes West 26 feet ± along the Southern property line of the property of City of Nashville acting by and through the Electric Power Board to a point; thence leaving the City of Nashville property line in a Southerly direction 93.3 feet to a point in the Easterly margin of Clarksville Pike, said point marking a common corner of the A. R. Christian property and the Gordon Cason property; thence North 11 degrees, 47 minutes West along the common property line between A. R. Christian and Gordon Cason 89.6 feet to the point of beginning; the whole containing 1,163 square feet, more or less.

Parcel 3: A 5.5 acre tract of land conveyed to the City of Nashville by Deed from Albert R. Christian, and wife, Louise Christian of record in Book 5481, page 437, Register's Office, Davidson County, Tennessee, described as follows:

A tract of land in the Thirteenth Civil District of Davidson County, Tennessee said tract is shown on Nashville Electric Service Drawing PSK 351-D and is described as follows:

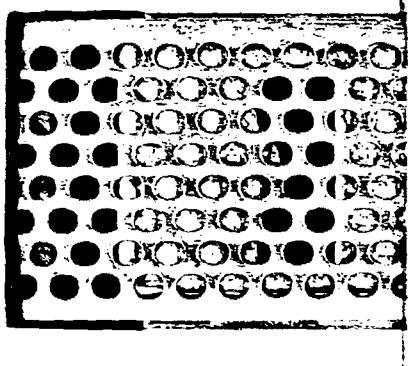
Beginning at an iron pin in concrete marking a Southeasterly corner of Nashville Electric Service's Whites Creek Sub-Station property; thence from beginning point along an Easterly line of said sub-station property, North 10 degrees, 45 minutes West 388.2 feet to an iron pin in concrete marking the intersection of a Southerly and Easterly line of said sub-station property; thence leaving said Easterly line and following along said Southerly line, North 79 degrees, 15 minutes East 589.30 feet to a point on the Westerly right-of-way of Buena Vista Pike; thence leaving said Southerly line and following along said right-of-way South 11 degrees, 19 minutes East 425.86 feet to a point; thence leaving said right-of-way South 82 degrees, 53 minutes West 594.75 feet to the point of beginning, said tract contains 5.5 acres, more or less.

The conveyance of the remaining property herein, being approximately 14.45 acres, more or less, is subject to an easement in favor of Tennessee Natural Gas Lines, Inc. for operating of gas transmission lines and with right of ingress and egress as set out in a decree of record in Minute Book 38, page 265, Third Circuit Court for Davidson County, Tennessee, in the case of Tennessee Natural Gas Lines, v. J. C. Smith, et al, a certified copy of which is of record in Book 1333, page 337, Register's Office of Davidson County, Tennessee; and is also subject to a Utility Easement to the Nashville Gas Company of record in Book 6417, page 882, and an easement for Sanitary Sewers and/or Storm Drainage of record in Book 7720, page 711, Register's Office of Davidson County, Tennessee.

0527466
IDENTIF. ↑ REFERENCE

98 DEC 21 AM 10:09
REGISTER
DAVIDSON COUNTY, TN.

2887 12/21 0101 03CHECK 490.75



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

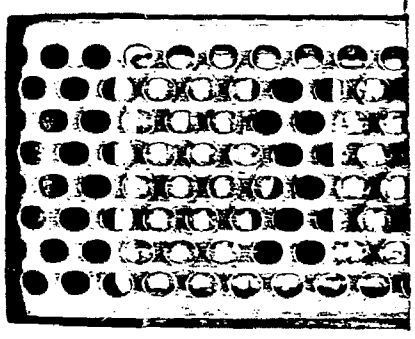
FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	127500.00
CON TX	471.75
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	490.75
CHECK	490.75

12/21/98 01 10:08 0001 2897



0527466
IDENTIF. # REFERENCE

98 DEC 21 AM 10:09

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402337