35

WARRANTY DEED

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 $ 194,800.00

Constance N Pate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~29th~~ 31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance N. Pate	Chase Manhattan Mortgage Corp	MAP 75-11-0-A
(NAME)	(NAME)	
1232 Andrew Donelson Drive	P.O. Box 573405	PARCEL 52 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murray, Utah 84157	
(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, Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance N. Pate

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:

BEING Lot No. 41, on the plan of Phase Two Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank Batson Homes, Inc. by Quitclaim Deed from B & P Developments, Inc., of record in Book 11280, Page 702, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 10337, Page 123, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 10337, Page 102 and Book 11029, Page 414, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1232 Andrew Donelson Drive, Hermitage, TN 37076
(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 ~~29th~~ 31st day of December 19 98

Frank Batson Homes, Inc.
By: F C Batson
Frank C. Batson, President

BOOK 11280 PAGE 705

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Nashville, TN on this the ~~29th~~ 31st day of December 1998.

My commission expires January 20, 1999 _____
Notary Public

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

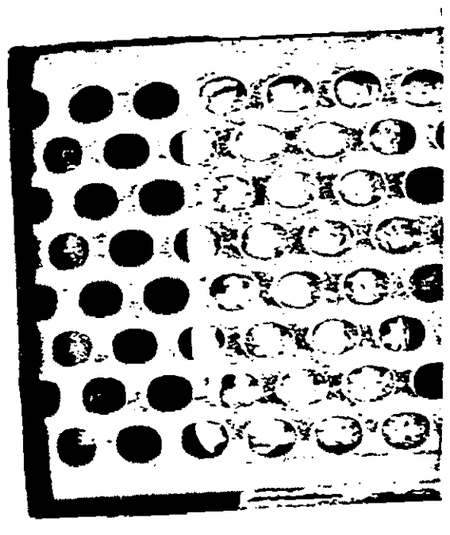
99 JAN -4 PM 2:58

REGISTER
DAVIDSON COUNTY, TN.

8222 01/04 0101 03CHECK 731.76

01 053246 4

IDENTIF. ^ REFERENCE



OFFICIAL RECEIPT

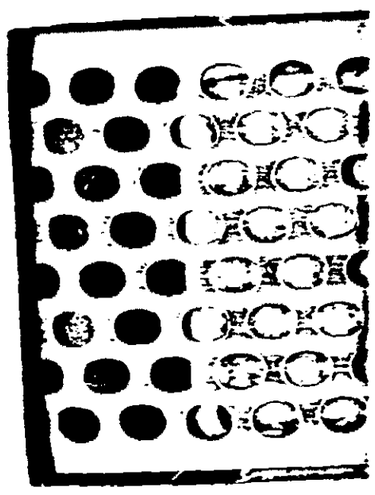
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11280 PAGE 706

RECEIVED OF _____

FOR _____

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



0532464
IDENTIF. & REFERENCE

99 JAN -4 PM 2:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
194800.00
CON TX 720.76
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 731.76
CHECK 731.76

01/04/99 01 14:55 0001 8222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407620