WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES 5/25/2002
(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
Eddie L. Behnam	NationsBanc Mortgage Corporation	MAP 86-4-O-B
(NAME)	(NAME)	
933 Wonderland Pass	P.O. Box 35140	PARCEL 114 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Louisville, KY 40232	
(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 Eddie L. Behnam , 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:

BEING Lot No. 85, on the Plan of Sunset Oaks, Section 4, of record in Plat Book 9700, Page 569, 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 11322, Page 561, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9082, Page 567, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 9082, Page 589, said Register's Office.

054104
IDENTIF. ↑ REFERENCE

98 FEB 2 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( ) property, known as 933 Wonderland Pass, 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 day of January 19 99

Frank Batson Homes, Inc.
By: [signature]
Frank C. Batson, President

FILE BOX 45
BOOK 11322 PAGE 564

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 day of January 1999.

My commission expires 6/25/2001

Notary Public

783.75 RECORDED 01/01 20:20 8550

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11322 PAGE 365

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

0544104
IDENTIF. ↑ REFERENCE
99FEB-2 PM 2:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	208850.00
CON TX	772.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	783.75
CHECK	783.75

02/02/99 01 14:44 0001 0598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419950