FILE BOX 45

WARRANTY DEED

BOOK 11404 PG. 386

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,850.00

Joe C. Youree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 99

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(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
Joe C. Youree (NAME)	First Republic Mortgage (NAME)	MAP 85-14-O-A
600 Rivercrest Way (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 26 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 Joe C. Youree and wife, Donna G. Youree

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. 26 on the Plan of First Revision, River Crest of record in Plat Book 9700, Pages 465 and 466, 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 River Crest, LLC, of record in Book 11404, Page 384, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10578, Page 683, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 10578, Page 699, said Register's Office.

unimproved ( )
This is improved (X) property, known as 600 Rivercrest Way, Nashville, TN 37214
(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 26th day of March, 19 99

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

STATE OF TENNESSEE
COUNTY OF

BOOK 11404 PG. 387

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 26th day of March 1999.

My commission expires 3/24/01

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

0189950
IDENTIFICATION REFERENCE
99 MAR 29 PM 2:11
$25.00 0101 02/26/99 0050

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11404 PG. 388

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

0566810 IDENTIF. & REFER

99 MAR 29 PM 2:

CAMT
222850.00
CON TX 824.55
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 835.55
CHECK 835.55
03/29/99 01 14:11 0001 4630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443715