FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 183,885.00

Lisa M. Daniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF May 19 99

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 K. Daniel (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 75-11-0-A
1245 Andrew Donelson Drive (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 43 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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 K. Daniel and wife, Lisa M. Daniel

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. 50, 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 11475, Page 752, Register's Office for said County.

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.

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

unimproved ( )
This is improved (X) property, known as 1245 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 7th day of May, 19 99

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FILE BOX 45

BOOK 11475 PG. 755

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 7th day of May 1999.

My commission expires January 26, 2002

Marie Bradford
Notary Public

MARIE BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

99 MAY 12 PM 1:19

0586135

RECEIPT # REFERENCE

[illegible] REGISTER
DAVIDSON COUNTY, TN.

691.37 RECORDING FEE

55.50 DP/TD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11475 PG. 756

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

0586135

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:19

ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63885.00
CON TX	680.37
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	691.37
CHECK	691.37

05/12/99 01 - 13:22 0001 5155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459800