RETURN TO: deeded by
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

TNT11193

WARRANTY DEED

BOOK 11631 PAGE 641

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN PEACOCK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires July 23, 2003

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
Robert Keith Rhodes	Mortgage Company of America	MAP 86-4-O-B
(NAME)	(NAME)	
4967 Tulip Grove Lane	2416 21st Ave. S. Ste. 202	PARCEL 92 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37212	
(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 Robert Keith Rhodes ~~and wife~~, Stephanie R. Rhodes husband and wife ~~An unmarried man~~

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. 47, on the Plan of Section 3, Sunset Oaks, of record in Plat Book 9700, Page 198, 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 11631, Page 639, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9082, Page 567; and Book 9082, Page 859, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

062793 RECEIVED & RECORDED FOR REFERENCE
99 AUG 24 AM 11:02
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

9817 08/24 0101 03CHECK 706.23

This is improved (X) unimproved ( ) property, known as 4967 Tulip Grove Lane, 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 9th day of August, 19 99

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

STATE OF TENNESSEE
COUNTY OF

BOOK 11631 PAGE 642

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 9th day of August 1999.

My commission expires 3/24/01

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

0627793

99 AUG 24 AM 10:02

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	187500.00
CON TX	695.23
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	706.23
CHECK	706.23

08/24/99 01 10:02 0001 9817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505816