THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16771
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 170,800.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 1999.

Notary Public

My Commission Expires: My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
KENNETH R. BURRESS 3368 Hillsboro Road Nashville, Tennessee 37215	NEW OWNER	117-7-H 3.00 7DA92063

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES A. BATSON, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KENNETH R. BURRESS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. 640.00

This is improved property located at 3368 Hillsboro Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 1999.

JAMES A. BATSON

SUSAN T. BATSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, JAMES A. BATSON, ~~MARRIED~~ AND WIFE, SUSAN T. BATSON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 31st day of August, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires SEPT. 23, 2000

WARDEED

GEORGE E. MUDTER
REGISTER
DAVIDSON COUNTY, TN
99 SEP -3 PM 2:50
DEED & REFERENCE
06325556

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 3368 on the Plan of Roderick Square of record in Plat Book 6250, page 928, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed and By-Laws of record in Book 6867, page 385, said Register's Office.

Being the same property conveyed to James A. Batson by deed from Alice V. Brown, Trustee of the Alice V. Brown Trust of record in Book 9761, page 62, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1999, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6867, page 385; (3) Agreement of record in Book 6601, page 519; and (4) All matters appearing on the plan of record in Plat Book 6250, page 928, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11650 PAGE 460

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

99 SEP -3 PM 2:50
REGISTER
DAVIDSON COUNTY, TN.

0632556

INDEXING REFERENCE

CKNT

	170000.00
CO. TX	629.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	640.00
CHECK	640.00

09/03/99 01 14:50 0001 4929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512952