Davidson County DEEDWARR
Recvd: 11/05/01 14:04 2pgs
Fees:13.00 Taxes:451.40

20011105-0120992

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 20 01

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(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
Frank C. Batson, III (NAME)	Bank of America, N.A. (NAME)	MAP 108-4
848 Fitzpatrick Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 90
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, as Trustee of the Gordon Weaver Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. Batson, III and Ginger N. Frazier, both unmarried, as joint tenants with right of survivorship

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. 283, on the Plan of Section Three, Larchwood, of record in Plat Book 5200, Page 540, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gordon Weaver and wife, Gracie Weaver by Quitclaim Deed from Edward Seddon, Trustee, of record in Book 7155, Page 496, Register's Office for said County. See also deed of record in Book 6521, Page 504, said Register's Office. The said Gordon Weaver now being deceased. The said Gracie Weaver having predecesed Gordon Weaver. See Will of record in File No. 01P-239 in Probate Court of Davidson County, Tennessee. See also *

This conveyance is subject to Restrictive Covenants of record in Book 6076, Page 69 and Book 6122, Page 482, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 540, said Register's Office.

* Special Warranty Deed of record in Instrument 20011030-0118458 and Deed of Correction of record in Instrument 20011031-0118951, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 848 Fitzpatrick Road, 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 2nd day of November, 20 01

F. K. Batson Trustee

Frank Batson, Trustee

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 _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Batson, Trustee of the Gordon Weaver Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be Trustee of the Gordon Weaver Family Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Frank Batson, Trustee of the Gordon Weaver Family Trust.

Witness my hand and official seal at office in Nashville, Tennessee, this 2nd day of November, 2001.

My Commission Expires: 3/29/03

_____
Notary Public

ZANA C. PEITY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.