K 2745

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - - - $10.00 - - - - - - - - - - - -
- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Ida L. Batte ~~xxxxxxxx~~ Lorene H. Batte,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Robert F. Stepbach, Jr. and wife, Edith Stepbach, their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 733 on the Plan of Cloverhill, Section 9, as of record in Book 2331, page 44, Register's Office for said County.

Said Lot No. 733 fronts 85 feet on the southeasterly side of Allen Road and runs back 229.1 feet, more or less, on the northeasterly line and 251.3 feet, more or less, on the southwesterly line which is a broken line, to the center of McCrory Creek and measures 54 feet, more or less, with the meanders of said center of McCrory Creek.

Being the same property conveyed to Ida L. Batte ~~xxxxxxxx~~ Lorene H. Batte, by deed of record in Book 2500, page 401, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert F. Stepbach, Jr. and wife, Edith Stepbach, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Robert F. Stepbach, Jr. and wife, Edith Stepbach _____ **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.**

And We, Ida L. Batte ~~xxxxxxxx~~ Lorene H. Batte _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert F. Stepbach, Jr. and wife, Edith Stepbach, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 18th **day of** April , 19 58

Ida L. Batte

Lorene H. Batte

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** Ida L. Batte ~~xxxxxxxx~~ Lorene H. Batte _____

the bargainor s **, with whom I am personally acquainted, and who acknowledged that** they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 18th **day of** April , 19 58

Commission expires MAY 20, 1961

Notary Public

PG 507