BK 2959

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, paid by the grantees, the receipt of which is hereby acknowledged,

I,

We, Walter Batey and wife, Lois Batey

have bargained and sold, and by these presents do transfer and convey unto the said Paul Douglas Rainwater and wife, Dorothy Ann Rainwater, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

land in Davidson County, Tennessee, being lot No. 99 on the plan of Belmeire Estates, Section II, as of record in Book 1833, page 11, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Westchester Drive, the common corner of lots Nos. 99 and 100; thence in a northerly direction, along the line between said two lots, 130 feet to a point; thence in a westerly direction, along the line between lots Nos. 98 and 99, 115 feet to a point in the easterly margin of Thackery Drive; thence with the easterly margin of Thackery Drive, in a southerly direction, 130 feet to a point; thence continuing around a curve in a southerly and easterly direction, 39.3 feet to a point on the northerly margin of Westchester Drive; thence with the northerly margin of said Drive, in an easterly direction, 165.7 feet to the point of beginning.

Being the same property conveyed to Walter Batey and wife, Lois D. Batey, by deed from E. J. Mourneay, of record in Book 2956, page 159, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2794, page 346, and ten-foot easement for public utilities along the northerly line of premises, 50-foot building setback line from Westchester Drive and Thackery Drive, of record in Book [illegible], Register's Office, 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 Paul Douglas Rainwater and wife, Dorothy Ann Rainwater, their *heirs and assigns, forever.*

And we *do covenant with the said* Paul Douglas Rainwater and wife, Dorothy Ann Rainwater *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, Walter Batey and wife, Lois D. Batey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul Douglas Rainwater and wife, Dorothy Ann Rainwater, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* this 8th *day of* September, 19 59. ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Walter Batey

Lois D. Batey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Moore Jr, *a Notary Public in and for said County and State,* Walter Batey and Lois D. Batey

the within named 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 Nashville *Tennessee, this* 8th *day of* September, 19 59.

Nancy Moore Jr *Notary Public*

Commission expires 1527-62 [illegible] County

BK 193