K 3075

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by A. J. Tolley, Jr. and wife, Doris H. Tolley, and other good and valuable consideration, receipt of which is hereby acknowledged;

CARL BATSON and wife, BETTYE H. BATSON

have bargained and sold, and by these presents do transfer and convey unto the said A. J. Tolley, Jr. and wife, Doris H. Tolley

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. 16 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Stafford Drive at the corner of Lots 16 and 102; thence with the line between said lots, easterly 162.32 feet to a point in the westerly line of Lot No. 84; thence with the line between Lots 16 and 84, southerly 88.90 feet to a point in the northerly margin of Myrick Drive; thence with the margin of the same, westerly 140.83 feet to a point at the beginning of a curve; thence around said curve; northeasterly 45.07 feet to a point in the easterly margin of Stafford Drive; thence with the margin of the same, northerly 102.03 feet to the beginning.

Being part of the property conveyed to Carl Batson, by deeds from Ferriss C. Bailey, Trustee, as of record in Book 2964, page 391, and in Book 2997, page 444, Register's Office for said County.

This conveyance is made subject to the restrictions recorded in Book 3026, page 310; and to the easements and limitations shown on the Map of record in Book 2900, page 67.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. J. Tolley, Jr. and wife, Doris H. Tolley their heirs and assigns, forever.

And we do covenant with the said A. J. Tolley, Jr. and wife, Doris H. Tolley 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, Carl Batson and wife, Bettye H. Batson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. J. Tolley, Jr. and wife, Doris H. Tolley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of June, 19 60.

Bettye H. Batson

Carl Batson
Carl Batson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. Garland Wells, a Notary Public in and for said County and State, the within named Carl Batson and wife, Bettye H. Batson

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 Nashville, Tennessee, this 9th day of June, 19 60.

Commission expires July 27, 1960

L. Garland Wells
Notary Public

PG 503