BK 3097

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 Charles W. Lyell and wife, Lorene M. Lyell, 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 Charles W. Lyell and wife, Lorene M. Lyell

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. 17 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, page 50, Register's Office for said County, and described as follows:
BEGINNING at a point in the southeasterly margin of Jenry Drive, at the corner of Lots Nos. 17 and 18; thence with the line between said lots, southeasterly 171.15 feet to a point; thence southwesterly 93.17 feet to a point, and continuing southwesterly 137.4 feet to the northeasterly margin of Disspayne Drive; thence with the margin of the same, northwesterly 149.97 feet to the beginning of a curve; thence around said curve, northerly 35.9 feet to the southeasterly margin of Jenry Drive; thence with the margin of the same, northeasterly 185 feet to the point of beginning.

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

This conveyance is made subject to the restrictions recorded in Book 2993, page 109; and to the easements and limitations shown on the Map of record in Book 2900, page 50.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Lyell and wife, Lorene M. Lyell their heirs and assigns, forever.

And we do covenant with the said Charles W. Lyell and wife, Lorene M. Lyell 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 Charles W. Lyell and wife, Lorene M. Lyell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of June, 19 60.

Bettye H Batson — Carl Batson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary R Conatser, 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 17th day of June, 1960.

Commission expires Oct 28, 1961 — Mary R Conatser, Notary Public

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