K 3099

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by Claude P. Bearden, Jr., and wife, June B. Bearden, 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 Claude P. Bearden, Jr. and wife, June B. Bearden 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. 63 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:

Said Lot No. 63 fronts 89 feet on the easterly side of Jenry Drive and runs back 174.79 feet on the north line and 216.02 feet on the southerly line to a dead line, which is a broken line on which it measures 133.89 feet.

Being part of the property conveyed to Carl Batson, by deeds from Ferriss C. Bailey, 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 Claude P. Bearden, Jr. and wife, June B. Bearden their heirs and assigns, forever.

And we do covenant with the said Claude P. Bearden, Jr. and wife, June B. Bearden 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 Claude P. Bearden, Jr. and wife, June B. Bearden their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of July, 1960.

Bettye H. Batson

Carl Batson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James H. Brewer, 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 2nd day of July, 1960

Commission expires 2-4-64

James H. Brewer
Notary Public

WARRANTY DEED

FROM 92402
CARL BATSON ET UX

TO
CLAUDE P. BEARDEN, JR., ET UX

Memphis Mortgage Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of July A.D. 1960 at 11:45 o'clock A.M.
Noted in Book 4176 Page 247
Recorded in Book 3099 Page 197
Recording Fee $1.10
JAMES P. WILSON, Register
By [illegible] D.C.

W 13, 3-00

PG 199