BK 3101

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by Charles Raymond Smith and wife, Clara H. Smith

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Carl Batson and wife, Bettye H. Batson

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 118 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office for said County.

Said Lot 118 fronts 97.06 feet on the easterly sideof Edgemount Drive and runs back 165 feet on the northerly line and 150 feet on the southerly to a dead line on which it measures 115.86 feet.

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 2993, page 44, Register's Office for said County.

This conveyance is made subjec t to the restrictions of record in Book 2926, page 310 and to the easements and limitations shown on the Map of record in Book 2900, page 67.

STATE TAX $ Exempt
PROBATE
TOTAL $
JUL 26 1960
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of July, 1960

Bettye H. Batson

Carl Batson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, JOHN E. CAIN, III, a Notary Public in and for said County and State, the within named Carl Batson and wife, Bettye H. Batson

the bargainors, 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 23rd day of July, 1960

Commission expires 11-25-62

John E. Cain
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of JUL A.D. 1960 at 2:20 o'clock P.M.
Recorded in Book 2926 Page 321
Binding Fee
JESSE P. WILSON, Register
By

(TITLE INSURANCE AND TRUST COMPANY)

Warranty Deed

From CARL BATSON, ET UX

To CHARLES RAYMOND SMITH, ET UX

95140

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23.12, 5.50 ad

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