BK 3104

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by Edward T. Ashburn and wife, June U. Ashburn

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. 93 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 southeasterly margin of Edgemount Drive at the corner of Lots No. 96 and 93; thence with the line between said lots and Lot No. 97, 159.45 feet to a corner of Lot No. 92; thence with the line between Lots No. 92 and 93, southwesterly 165.37 feet to a point in the northeasterly margin of Belding Drive; thence with the margin of the same, northeasterly 120.85 feet to a point at the beginning of a curve; thence around said curve, northeasterly 38.40 feet to a point in the southeasterly margin of Edgemount drive; thence with the margin of the same northeasterly 120.77 feet to the point of 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 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 12th day of August, 19 60

Bettye H. Batson — Carl Batson

STATE TAX $

PROBATE .50

TOTAL $

STATE OF TENNESSEE }
DAVIDSON COUNTY }

AUG 15 1960

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

DAVIDSON COUNTY, TENN.

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 12th day of August, 1960.

Commission expires 25 Nov 1962

John E. Pair
Notary Public.

Published by TENNESSEE TITLE CO. NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY
Filed for record 15 day of AUG A.D. 1960 at 2:23 o'clock P M
Noted in Book 2900 Page 309
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Clerk

(Murphree Mortgage Company)

Warranty Deed

From 98174

CARL BATSON, ET UX

To

EDWARD T. ASHBURN, ET UX

PG 457