K 3158

TENNESSEE TITLE COMPANY

For and in consideration of the sum of 10.00

----------Ten and No/100---------- DOLLARS

cash in hand paid by Walter G. Toon, and wife, Alyce B. Toon

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. 196 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for said County.

Said Lot No. 196 fronts 90 feet on t he northeasterly side of Stafford Drive and runs back between lines 254.1 feet on the southeasterly line, and 235.13 feet on he northwesterly line to a dead line which measures 143.54 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 2997, page 444, both in said Register's Office.

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 22nd day of October, 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 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 22nd day of October, 1960

Commission expires Feb 4, 1964

James H. Brewer
Notary Public.

DAVIDSON COUNTY COURT CLERK
E. WORRELL
NOV 4 1960
TOTAL $
PROBATE 50
STATE TAX $

Warranty Deed

From CARL BATSON, ET UX

To WALTER G. TOON, ET UX

MURPHREE MORTGAGE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of NOV A.D. 1960 at 1:32 o'clock P.M.
Noted in Book 97 Page 205
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By

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NASHVILLE

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