BK 3159

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by THOMAS E. HOLT and wife, BETTIE W. HOLT

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

BEGINNING at a point in the northeasterly margin of Downeymeade Drive at the common corner of Lots Nos. 225 and 226; thence with the line between said Lots, northeasterly 137.68 feet to a point in the southwesterly line of Lot 227; thence with the line between Lots Nos. 226 and 227, southeasterly 87.83 feet to a point in the northwesterly margin of Downeymeade Court; thence with the margin of the same, southwesterly 131.3 feet to a point at the beginning of a curve; thence around said curve, northwesterly 44.08 feet to a point in the northeasterly margin of Downeymeade Drive; thence with the margin of the same, northwesterly 109.46 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, both in said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3066, page 219; and to the easements and limitations shown on the Map of Record in Book 2900, pages 83 and 84.

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 4th day of November, 19 60.

Bettye H Batson

Carl Batson

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 22.76
PROBATE .50
TOTAL $ 23.26

Personally appeared before me, WILLIAM O. SIMPKINS, a Notary Public in and for said County and State, the within named Carl Batson and wife, Bettye H. Batson

NOV 14 1960

R. E. WORRALL
COUNTY COURT CLERK
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 4th day of November, 19 60.

Commission expires August 18, 1964

William O. Simpkins
Notary Public.

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 14 day of NOV A.D. 1960 at 2:59 o'clock P.M.
Noted in Book 5-2 Page 325
Recorded in Book 3159 Page 392
Recording Fee
DAVID P. WILSON, Register
By

Warranty Deed

From 11944

CARL BATSON, ET UX

To

THOMAS E. HOLT, ET UX

(Murphree Mortgage Company)

Published by TENNESSEE TITLE COMPANY

BK 3159 PG 392