BK 3161

TENNESSEE TITLE COMPANY

For and in consideration of the sum of 10.00

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

cash in hand paid by Otto W. Gazaway, and wife, Opal M. Gazaway

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. 210 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. 210 begins at a point in the northerly margin of Edgemont Drive, common corner of Lots 209 and 210; thence with the line between said lots, northerly 167.43 feet to a corner of Lot No. 198; thence with the line between Lots No. 198 and 210, easterly 197 feet to a point in the westerly margin of Stafford Drive; thence with the margin of the same, southerly 206.16 feet to a point at the beginning of a curve; thence around said curve, southwesterly 37.74 feet to a point in the northerly margin of Edgemont Drive; thence with the margin of the same, westerly 152.90 feet to a 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 for 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 23rd day of November, 19 60

Bettye H. Batson

Carl Batson

STATE TAX $ 2.20
PROBATE .50
TOTAL $ 2.70

STATE OF TENNESSEE
DAVIDSON COUNTY

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 29 1960
E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this 23rd day of November, 19 60

Commission expires 18 August 1964

William O. Simpkins
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of NOV A.D. 1960 at 1:52 o'clock P.M.
Noted in Book 4272 Page 372
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register
By Emily Crawley Dep. Reg.

Published by
TENNESSEE TITLE COMPANY

Warranty Deed
From 14457
To O W Gazaway

BK 457 PG