K 3161

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by DONALD C. JOHNSON and wife, KAY G. JOHNSON

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. 264 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:

Said Lot No. 264 fronts 88.17 feet on the southerly side of Jenry Court and runs back between lines 176.63 feet on the westerly line and 160 feet on the easterly line to a dead line in the rear which is a broken line on which it measures 93.87 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.

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, 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 November, 1960.

Bettye H Batson — Carl Batson

STATE TAX $ 19.95

PROBATE .50

TOTAL $ 20.45

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, NOV 29 1960 WILLIAM O. SIMPKINS 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 22nd day of November, 1960.

Commission expires 18 August 1964 — William O. Simpkins Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 29 day of Nov. A.D. 1960 at 11:50 o'clock A.M.
Recorded in Book 2997 Page 444
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

(Hamphreys Mortgage Company)

Warranty Deed

From 14458

CARL BATSON, ET UX

To

DONALD C. JOHNSON, ET UX

13,307

PG 569