K 3164

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by H. B. CROSSFIELD and wife, ANNE CARTER CROSSFIELD

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. 205 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 southerly margin of Stafford Drive at the corner of Lot Nos. 204 and 205; thence with said drive in a westerly direction, 147.35 feet to a monument; thence around a curve in a southerly direction 41.18 feet to a monument in the northeasterly margin of Dedham Drive; thence with said drive in a southeasterly direction 139.95 feet to the corner of Lot Nos. 205 and 206; thence along the dividing line of said lots, northeasterly 139.5 feet to the corner of Lot Nos. 204 and 205; thence with the line between said lots in a northwesterly direction 85 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, RODC.

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 5th day of December, 1960.

Bettye H Batson

Carl Batson

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 2.21
PROBATE .50
TOTAL $ 2.71

DEC 14 1960
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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

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 5th day of December, 1960.

Commission expires 18 August 1964

William O. Simpkins
Notary Public.

Warranty Deed

FROM 16972

CARL BATSON, ET UX

To

H. B. CROSSFIELD, ET UX

Murphree Mortgage Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of DEC A.D. 1960 at 2:35 o'clock P.M.
Recorded in Book 3164 Page 574
Witness my hand
JOHN P. WILSON, Register
By Deputy
Recording Fee

Published by

PG 89