BK 3165

TENNESSEE TITLE COMPANY

For and in consideration of the sum of 10.00

Ten and No/100 DOLLARS

cash in hand paid by William J. Alder, and wife, Geva L. Alder

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. 231 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. 231 begins at a point in the southeasterly margin of Downeymeade Court at the corner of Lots 230 and 231; thence with the line between said lots, southeasterly 137 feet to a concrete monument; thence southerly 69.1 feet to a concrete monument; thence westerly 133.43 feet to a corner of lot No. 232; thence with the line between lots Nos. 231 and 232, northwesterly 201.2 feet to a point in the easterly margin of Downeymeade Court; thence with the margin of the same, northeasterly partly around a curve 95.76 feet to the point of beginning.

Being part of the property conveyed to Carl Batson, by deeds from Ferries 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 of record 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 16th day of December, 1960

Bettye H. Batson

Carl Batson

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

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 16th day of December, 1960

Commission expires 18 August 1964

William O Simpkins
Notary Public.

Published by TENNESSEE TITLE COMPANY NA

Recording Fee $ .50
JAMES P. WILSON, Register
by

Noted in book 97 Page 515
Recorded in Book Page

of 4:48 P.M. 1960

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

MURFREES MORTGAGE COMPANY

To

WILLIAM J. ALDER, ET UX

From

CARL BATSON, ET UX

Warranty Deed

1/2

18106

13.60

BK 3165 PG 115