K 3165

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

DOLLARS

cash in hand paid by HARVEY L. ANDERSON and wife, EDITH D. ANDERSON

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. 180 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 Dedham Drive at the corner of Lots No. 179 and 180; thence with said Drive in a northwesterly direction, 96.78 feet to a monument; thence around a curve in a westerly direction, 39.72 feet to a monument in the southeasterly margin of Stafford Drive; thence along said drive in a southwesterly direction 98.97 feet to the corner of Lots No. 180 and 181; thence in a southeasterly direction along the line of said Lots, 156.2 feet to the corner of said Lot No. 179; thence with the line between Lots No. 179 and 180 in a northeasterly direction 152.6 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 20th day of December, 19 60.

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 20th day of December, 19 60.

Commission expires 18 August 1964.

William O. Simpkins
Notary Public.

DOCUMENTARY STAMP TAX PAID

SEE TITLE COMPANY

Published by

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of DEC A.D. 1960 at 2:13 o'clock P.M.
Noted in Book 52 Page 319
Recorded in Book ____ Page ____
Recording Fee $5.00
JAMES D. CATO, Register
By [illegible]

Murphree Mortgage Company

HARVEY L. ANDERSON, ET UX

To

CARL BATSON, ET UX

From

Warranty Deed

18401

G 321