BK 3177

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by WILLIAM H. VANSTONE and wife, ANNIE LAURIE A. VANSTONE

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. 175 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. 175 fronts 217.94 feet on the northerly side of Edgemont Drive and runs back between lines 289.26 feet on the northeasterly line, which is a broken line, and 160 feet on the southwesterly line to a dead line in the rear on which it measures 131.2 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, 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 3rd day of January, 19 61

Bettye H. Batson — Carl Batson

STATE TAX $ 2.64

PROBATE .50

TOTAL $ 2.14

STATE OF TENNESSEE
DAVIDSON COUNTY

JAN 9 1961

Personally appeared before me, R. E. WORRALL, JAMES H. BREWER, a Notary Public in and for said County and State, the within named CARL BATSON and wife, Bettye H. Batson

COUNTY REGISTER
DAVIDSON COUNTY

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 3rd day of January, 19 61.

Commission expires 2-4-64

James H. Brewer
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of JAN A.D. 1961 at 2:02 o'clock P.M.
Noted in Book 2997 Page 169
Recorded in Book 2997 Page 172
Recording Fee $2.20
JAMES P. WILSON, Register
By Dpt. Reg.

(Murphree Mortgage Company)

Warranty Deed

From 20931

CARL BATSON, ET UX

To

WILLIAM H. VANSTONE, ET UX

TENNESSEE TITLE CO.

Published by

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