K 3177

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by John H. Spalding and wife, Tulula Spalding

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. 222 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. 222 fronts 90 feet on the southwesterly side of Downeymeade Drive, and runs back between parallel lines 230 feet to a dead line.

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 10th day of January, 19 61.

Bettye H. Batson

Carl Batson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, WILLIAM O. Dempsey, 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 10th day of January, 19 61.

Commission expires 12 August 1964. William O. Dempsey
Notary Public.

STATE TAX $ 2.20
PROBATE
TOTAL $ 2.20

JAN 12 1961

H. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Warranty Deed

FROM
CARL BATSON, ET UX
21491
To
JOHN H. SPALDING, ET UX

Murphree Mortgage Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of JAN A.D. 1961 at 1:37 o'clock P.M.
Noted in Book 62 Page 519
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By D.C.

Published by

14,120.00

PG 563