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 Evelyn Martin Williams, (A Widow)

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. 198 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. 198 fronts 93.7 feet on the southwesterly side of Stafford Drive and runs back between lines, 206.46 feet on the northwesterly line and 197 feet on the southeasterly line to a dead line, on which it measures 43.98 feet thereon.

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, said Register's Office.

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

STATE TAX $ [illegible]
PROBATE
TOTAL $ 1.00

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

JAN 12 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the Bargainor, 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 August 18, 1964

William O. Simpkins
Notary Public.

Warranty Deed

From Carl Batson et ux

To Evelyn Martin Williams, A Widow

Murphree Mortgage Company

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 12 day of Jan. A.D. 1961 at 1:55 o'clock P.M.
Noted in Book 2964 Page 391
Recorded in Book 2964 Page 391
Recording Fee
JAMES B. WILSON, Register
By [illegible]

Published by [illegible]

21499

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