K 3178

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by HENRY MEZZATESTA and wife, ANNIE J. MEZZATESTA

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. 181 on the Revised Plan of Stanford Country Club Estates, Section IV, as of record in Book 3177, page 213, Register's Office for said County.

Said Lot No. 181 fronts 81.91 feet on the southerly side of Stafford Drive and runs back 156.2 feet on the easterly line and 161.76 feet on the westerly line to a dead line in the rear on which it measures 117.44 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 subject to the restrictions recorded in Book 3066, page 219; and to the easements and limitations shown on the Map of record in Book 3177, page 213, 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 12th day of January, 19 61.

Bettye H. Batson — Carl Batson

STATE TAX $ 20.70 Carl Batson

PROBATE $0

TOTAL $ 20.70

STATE OF TENNESSEE
DAVIDSON COUNTY

JAN 20 1961
MARY R. COATES
COUNTY COURT CLERK
DAVIDSON COUNTY

Personally appeared before me, R. E. WORRALL, 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 12th day of January, 19 61.

Commission expires Oct 28, 1961

R. E. WORRALL
Notary Public

Warranty Deed

FROM CARL BATSON, ET UX

TO HENRY MEZZATESTA and wife, ANNIE J. MEZZATESTA

(Mutual Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of JAN A.D. 1961 at 2:02 o'clock P.M.
Noted in Book 22 Page 226
Recorded in Book Page
Recording Fee $1.50
JAMES P. WILSON, Register
By

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NASHVILLE, TENNESSEE

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