175477

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - -
($10.00) - DOLLARS
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which are herein acknowledged; and the grantee does assume and agree to pay unpaid balance of $13,011.55 on note secured by deed of trust, of record in Book 3322, Page 391, Register's Office, Davidson County, Tennessee.

Buford A. Batey and wife, Mary Helen Batey,

have bargained and sold, and by these presents do transfer and convey unto the said Richard E. Eubank and wife, Bonita Nell Eubank,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in the 8th Civil District, being Lot No. 299 on the Map of Charlotte Park, Section 10, as of record in book 2900, page 78, Register's Office for said County.
Said lot No. 299 fronts 71.0 feet on the southeasterly side of Sunliner Drive and extends back 197.8 feet on the southwesterly line and 245.5 feet on the northeasterly line to a dead line in the rear on which it measures 100.0 feet.
Being the same real property conveyed to Buford A. Batey and wife, Mary Helen Batey by deed from J. Douglas Wright and J. Douglas Wright, Jr., dated December 4, 1961, filed December 5, 1961 and recorded in book 3313, page 15, Register's Office for said County.
This property is improved and known as 470 Sunliner Dr., Nashville, Tennessee.
Taxes are to be paid by Guaranty Mortgage Company, Nashville, Tennessee.

This conveyance includes Escrow Account with Guaranty Mortgage Company, Nashville, Tenn.

This conveyance is made subject to Easement in Book 2900, Page 78, and book 787, page 58 and restrictive covenants of record in book 3033, page 638, Register's Office said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard E. Eubank and wife, Bonita Nell Eubank, their *heirs and assigns, forever.*

And We *do covenant with the said* Richard E. Eubank and wife, Bonita Nell Eubank *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.* except as herein stated and 1963 taxes, which have been prorated and will be paid by grantees.

And Buford A. Batey and wife, Mary Helen Batey, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard E. Eubank and wife, Bonita Nell Eubank, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 25th *day of* September, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Buford A. Batey

Mary Helen Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Katie M. Kord, *a Notary Public in and for said County and State,* Buford A. Batey and wife, Mary Helen Batey

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness [illegible] *hand and official seal at* Nashville, Davidson County, *Tennessee,*
this [illegible] *day of* September, *19*63

[illegible] *Notary Public*

Commission expires Jan. 28, 1967