WARRANTY DEED

For and in consideration of the sum of

Ten and no/100($10.00) DOLLARS

Paid in cash by Jim M. Fitts and Wife, Sammye Phillips Fitts and other good and valuable considerations the receipt of which is hereby acknowledged

We, Dodson Batson and wife, Emma Batson

have bargained and sold, and by these presents do transfer and convey unto the said Jim M. Fitts and wife, Sammye Phillips Fitts their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 10, in the A. W. Wills subdivision of Lot 40 in the Boyd Cockrill Spring Tract a plan of which is of record in Book 57, page 114, Registers Office for Davidson County, Tennessee.

Said Lot # 10 fronts 45 feet on the southwesterly side of 30 Avenue North, formerly Amelia Avenue and runs back 123 feet on the northwesterly line with Burch Avenue and 155 feet on the southeasterly line to 31st Avenue North, measuring 54.9 feet thereon.

Being the same property conveyed to Dodson Batson by deed from R. E. Worrell, Clerk of record on book 3576 page 501 Registers Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jim M. Fitts and wife, Sammye Phillips Fitts their heirs and assigns, forever.

And we do covenant with the said Jim M. Fitts and wife Sammye Phillips Fitts 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.

And We, Dodson Batson and wife, Emma Batson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jim M. Fitts and wife, Sammye Phillips Fitts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of July, 1964

Dodson Batson

Emma Batson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ellouise Bailey, a Notary Public in and for said County and State, the within named Dodson Batson and wife, Emma Batson

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 office, this 16th day of July, 1964

Commission expires 1/25/66

Ellouise Bailey
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ _____
Notary Public

WARRANTY DEED

FROM

DODSON BATSON et ux

TO

JIM M. PITTS et ux

Fil. Dalton Realty Co

42422

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 20 10 02 AM '64

NOTED: BOOK 109 PAGE 535
RECORDING FEE $ 2.00
DEP. REG. M

Amount Company

STATE TAX $ 9.93
PROBATE 50
TOTAL $ 9.93

JUL 20 1964

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

PAID JUL 20 1964

cc