DODSON BATSON, ATTORNEY

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: _____

ADDRESS: _____

For and in Consideration of the sum of ----------($10.00)---------- ----------Ten & No/100---------- DOLLARS paid in cash by James W. Hammond and wife, Frances S. Hammond, and other good and valuable considerations, receipt of which is hereby acknowledged,

WE, CARL BATSON AND WIFE, BETTYE BATSON

have bargained and sold, and by these presents do transfer and convey unto the said James W. Hammond and wife, Frances S. Hammond

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. 38 on the Plan of Rose Estates, Section One, as of record in Book 3600, page 7, Register's Office for said County.

Said Lot No. 38 fronts 80 feet on the easterly side of Rosebank Avenue and runs back 149 feet on the northerly line and 149 feet on the southerly line to a dead line measuring 79.91 feet thereon.

Being part of the property conveyed to Carl Batson, by deed from Clarence R. Barrick and wife, as of record in Book 3499, page 226, said Register's Office.

The First American National Bank, executor of the Will of Clarence R. Barrick, deceased, being the lawful holder of the note set out and described in deed from Clarence R. Barrick and wife, to Carl Batson of Record in Book 3499, page 226, Register's Office of Davidson County, Tennessee, joins herein for the purpose of releasing the lien against this particular lot but no further and not otherwise.

Purchasers to assume ~~1964~~ taxes.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W.Hammond and wife, Frances S.Hammond their heirs and assigns, forever.

And we do covenant with the said James W.Hammons and wife, Frances S.Hammond 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, Carl Batson and wife, Bettye 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 James W.Hammond and wife, Frances S.Hammond, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 8th day of July, 1964

Carl Batson
Carl Batson

Bettye Batson
Bettye Batson

FIRST AMERICAN NATIONAL BANK, EXECUTOR

BY Brannon Huddleston
Brannon Huddleston, Trust Officer
Asst.

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ellouise Bailey, a Notary Public in and for said County and State, the within named Carl Batson and wife, Bettye 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 8th day of July, 1964

Ellouise Bailey, Notary Public

Commission Expires 1-25/66

STATE OF
County of

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 , this day of , 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, Ellouise Bailey, a Notary Public within and for the State and County aforesaid, personally appeared Brannon Huddleston and with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Asst Trust Officer and of the First American National Bank the within named bargainor, a corporation, and that (he) as such Asst Trust Officer 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 Brannon Huddleston as such Asst Trust Officer as such

Witness my hand and official seal at office at Nashville on this the 8th day of July, 1964

My commission expires 1/25/66

Ellouise Bailey
Notary Public

STATE TAX $ 28.13
PROBATE .50
TOTAL $ 28.63

JUL 20 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 20 1964

WARRANTY DEED

FROM

CARL BATSON, ET UX

TO

JAMES W. HAMMOND, ET UX

DEED REC.

RECORDING FEE $

NOTED: BOOK 104 PAGE 5411

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

4 2 5 5 0

DOCUMENTARY 20 30 DOCUMENTARY 20 30 DOCUMENTARY 50 50

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

BOOK 3792 PAGE 270