arrie F. Bean
05 Rosebank Avenue
ashville, Tennessee

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Map 84-1
Par. 113

M.O.

DODSON BATSON, ATTORNEY

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Carrie F. Bean, Widow
ADDRESS: 805 Rosebank Avenue, Nashville, (Davidson Co) Tennessee

For and in Consideration of the sum of $10.00

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

Paid in cash to us by Carrie F. Bean, 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

Carrie F. Bean

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 37 on the Plan of Section One, Rose Estates, as of record in Book 3600, page 37, Register's Office for said County.

Said Lot No. 37 fronts 74.07 feet on the easterly side of Rosebank Avenue, and extends back 149 feet on the northerly line and 213.28 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 85.6 feet.

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.

First American National Bank, by deed of record in Book 3499, page 226, Register's Office for Davidson County, Tennessee, authorizes it to accept payment and make releases, joins herein for the purpose of releasing the lien against this particular lot but no further and not otherwise.

This is improved property known as 805 Rosebank Avenue, Nashville, (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 Carrie F. Bean her heirs and assigns, forever.

And we do covenant with the said Carrie F. Bean 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 Carrie F. Bean her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31 day of August, 1964

Carl Batson

Bettye Batson

FIRST AMERICAN NATIONAL BANK

BY: Brannon Huddleston

Brannon Huddleston

Asst. Trust Officer

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Lollavine Bailey, a Notary Public in and for said County and State, the within named Carl Batson and wife, Bettye Batson

the bargainor S, 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 31st day of August, 1964.

Lollavine 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, Lollavine 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 _____ respectively of the First American National Bank the within named bargainor, a corporation, and that (he) as such Asst. Trust Officer and _____ (they) 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 and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 31st day of August, 1964.

My commission expires 1-25-66

Lollavine Bailey
Notary Public

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STATE TAX $ 29.25
PROBATE .50
TOTAL $ 29.75

SEP 18 1964

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

PAID SEP 18 1964

($19,503.00)

# WARRANTY DEED

FROM

CARL BATSON, ET UX

TO

CARRIE F. BEAN

(MURPHREE MORTGAGE COMPANY)

51001

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 18 2 53 PM '64

NOTED: BOOK 110 PAGE 75
RECORDING FEE $ 2.25
DEP. REG. 2

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.