(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4301 PAGE 392

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edgar Lee Smith	Edgar Lee Smith	Map 44-15
(NAME): 1100 Elliston Street	(NAME): Same	Par. 265
(STREET ADDRESS OR ROUTE NUMBER): Old Hickory, Tenn.	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, C. A. BATTEN AND WIFE, MAUDE I. BATTEN, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ EDGAR LEE SMITH OR WIFE, FRANCES MAI SMITH, herein called the grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 90 of Section "C" on the Plan of E. I. du Pont de Nemours and Company's Subdivision as of record in Book 1424, page 66, Register's Office for said County.

Said Lot No. 90 fronts 61.3 feet on the westerly side of Elliston Street and extends back 66.1 feet on the northerly line and 65.5 feet on the southerly line to a dead line, measuring 61.1 feet thereon.

Being the same property conveyed to C. A. Batten and wife, Maude I. Batten, by deed from B. A. Shaver, unmarried, of record in Book 4189, page 47, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1100 Elliston Street, (House Number) (Street) Old Hickory, Tennessee (P. O. Address: City or Town)

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.*

And we, the said grantors, *do further covenant and bind* oursleves, 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.*

Witness our hands *this* 13 *day of* January, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles A. Batten
(C. A. Batten)

Maude I. Batten
(Maude I. Batten)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* C. A. Batten and wife, Maude I. Batten,

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 my hand and official seal at Madison, Tennessee
this 13 *day of* January, *19* 69

Mrs. William M. Thacker
Notary Public

Commission expires 1/28/71

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 7500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Edgar Lee Smith
Affiant

Subscribed and sworn to before me this the 13 day of Jan 19 69

Mrs. William M. Thacker
Notary Public

Commission Expires: 1/28/71

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JAN 13 69	CONV	*7,500.00			
JAN 13 69	S'TAX		B*	19.50	
JAN 13 69	PR'FEE		B*	.50	
JAN 13 69	W'DEED		B*	3.00	* 23.00

WARRANTY DEED

FROM
C. A. BATTEN ET UX

TO
EDGAR LEE SMITH ET UX

A 26690

IDENTIF. REFERENCE

JAN 13 2 11 PM '69
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee