BOOK 4318 PAGE 922

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17000

John Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May, 1969.

Notary Public

MY COMMISSION EXPIRES: 4-15-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur James Elmore, Jr. (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 61 - 3
4416 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 37
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23450 (CITY) (STATE) (ZIP)	12D-12520 M.O.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, John Batson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur James Elmore, Jr. and wife, Betty Carol Elmore

HEREINAFTER 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:

BEING Lot No. 96 on the Plan of Gra - Mar Acres Subdivision, Section I, as of record in Book 2133, page 27, Register's Office for Davidson County, Tennessee.

SAID Lot No. 96 fronts 90 feet on the easterly margin of Saunders Avenue and extends back between lines 309.5 feet on the southerly line and 326.0 feet on the northerly line to a dead line in the rear on which it measures 119 feet, said dead line being the westerly margin of the L. & N. R.R. right - of - way.

BEING the same property conveyed to John Batson by deed from Robert E. Smiley and wife, Sara T. Smiley as of record in Book 4212, page 408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust of record in Book 4212, page 410, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4416 (House Number) Saunders Avenue (Street) Nashville, Tennessee 37216 (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we do further covenant and bind ourselves, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11TH day of May, 1969

John Batson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward C Hall, a Notary Public in and for said County and State, the within named John Batson, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of May 1969.

Commission expires 4-25-70

Edward C Hall
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
John Batson, unmarried

TO
Arthur James Elmore, Jr.
and wife, Betty Carol Elmore

A 47325

IDENTIF. REFERENCE

JUL 11 1 42 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUL 11	CONV	17,000.00			
JUL 11	STAX		C*	44.20	
JUL 11	PRFEE		C*	.50	
JUL 11	WDEED		C*	3.00	* 47.70