NEW OWNERS: ROSIE BATSON
1109 McGavock Pike
Nashville, Tenn. 37216

SEND TAX BILLS TO:

BOOK 4432 PAGE 793

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00),

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, including the release of all further obligations under a note as secured by a Deed of Trust as of record in Book 4252, Page 738, Register's Office Davidson County, Tennessee, Grantee, herein, being the holder of said note.

Map, 7
Par. 4
PW

The actual consideration for this transfer or value of property (whichever is greater) is $ 7,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jim McBride

Sworn to and subscribed before me this 20th day of July, 1970.

Laura Chastine NOTARY PUBLIC

My commission expires: 3/12/71

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

We, Jim McBride and wife, Aubrey McBride,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rosie Batson

hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated May 8, 1968, made by Wayne S. Cooper, Sr., Surveyor, as follows:

BEGINNING at an iron pin by a fence corner post in the easterly margin of U. S. Highway No. 41; thence North 2° 00' East 352 feet to a hand planted rock in corner of fence; thence South 88° 00' East 158 feet to an iron pin in corner of fence on the westerly margin of Bakers Station Road; thence with said margin of Bakers Station Road, South 19° 32' East 815.7 feet to an iron pin at the intersection of said margin and the easterly margin of said U. S. Highway 41; thence with said margin of said U. S. Highway 41, North 46° .01' West 608.4 feet to the beginning, containing 3.68 acres, more or less.

BEING the same property conveyed to Jim McBride and wife, Aubrey McBride by deed from Curtis J. Greer, et al, as of record in Book 4239, Page 878, Register's 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 20th day of July, 19 70

Jim McBride

Jim McBride

Aubrey McBride

Aubrey McBride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jim McBride and wife, Aubrey McBride,

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 Goodlettsville, Tennessee, this, the 20th day of July, 19 70

Laura Chastine
Notary Public

My commission expires: 3/12/70

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____
Notary Public

My commission expires: _____

MAIL MATT THOMSON REALTY CO
106 Memorial Dr
Goodlettsville, Tenn.

WARRANTY DEED

From Jim McBride, et ux

To Rosie Batson

A 8 4 3 1 0

IDENTIF. REFERENCE

JUL 21 10 35 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115

JUL 21 70	CONV	*7,000.00			
JUL 21 70	S'TAX		A*	18.20	
JUL 21 70	PR'FEE		A*	.50	
JUL 21 70	W'DEED		A*	3.00	* 21.70