BOOK 4447 PAGE 403

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 70.

Notary Public

MY COMMISSION EXPIRES: Oct. 28. 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Ira Dobbins, et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map. 105-9
1008 Caldwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 416
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, The Batson Company, a sole proprietorship owned wholly by John D. Batson, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Ira Dobbins, and wife, Frances K. Dobbins

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Resubdivision of part of lot No. 39, Waverly Place, as of record in Book 3842, page 234, Register's Office for said County.

SAID Lot No. 1 fronts 53.83 feet on the northerly side of Caldwell Avenue and extends back between lines 158.89 feet on the easterly line and 158.83 feet on the westerly line to an alley in the rear measuring 53.83 feet thereon.

part of
BEING/the same property conveyed to The Batson Company, a sole proprietorship owned wholly by John D. Batson, a single man, by deed from The Nashville Housing Authority, of record in Book 4417, page 21, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1008 Caldwell Avenue Nashville, Tennessee
(House Number) (Street) (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 15th day of May, 19 70

John D. Batson

John D. Batson

THE BATSON COMPANY
BY: John D. Batson
John D. Batson, Owner

STATE OF TENNESSEE
Davidson County

BOOK 4447 PAGE 404

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Batson, individually and doing business as The BatsonCompany

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 15th day of May 19 70

Commission expires Oct. 28. 1970

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
THE BATSON COMPANY

TO
Walter Ira Dobbins and wife,

A 9 0 8 7 4

IDENTIF. REFERENCE

SEP 23 2 20 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP23 70	CONV	*9,300.00				
SEP23 70	S'TAX		A*	24.18		
SEP23 70	PR'FEE		A*	.50		
SEP23 70	W'DEED		A*	3.00	*	27.68