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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,466.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 70

Notary Public

MY COMMISSION EXPIRES: June 2, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Batts (NAME)	Murphree Mortgage Company (NAME)	Map 95-12
2533 Woodberry Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Par. 49
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	PW

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, Ralph L. McLean and wife, Miriam McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Batts (unmarried) and son William Eugene Batts

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. 5 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 5 fronts 70 feet on the south side of Woodberry Drive, and runs back between lines, measuring 177.3 feet on the west line and 181.9 feet on the east line to the rear line which is a broken line measuring 70.1 feet thereon.

Being the same property conveyed to Ralph L. McLean and wife, Miriam McLean, by deed from Exley Donald Gough Jr. and wife, Cecile G. Gough of record in Book 2963, page 37, R.O.D.C. Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 2469, page 619, said Register's Office.

This is (unimproved ( ) / improved (X)) property, known as 2533 Woodberry Drive (House Number / Street) Nashville, Tennessee (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 our hand s this 9th day of October, 1970

x Ralph L. McLean

x Miriam K. McLean

Oa

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STATE OF ~~TENNESSEE~~
~~Davidson County~~
City of Hampton

Personally appeared before me, Helen S. Bogert, a Notary Public in and for said County and State, the within named Ralph L. McLean and wife, Miriam McLean

the bargainors, 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 19th day of October 1970

Commission expires 5/24/74

Helen S. Bogert
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
Ralph L. McLean et ux

TO
John B. Batts

A 94776

IDENTIF. REFERENCE

OCT 30 10 39 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please mail to: Tolbert Co., Realtors
2544 Lebanon Road
Nashville, Tenn. 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 30 70	CONV	13,400.00			
OCT 30 70	S'TAX		A*	34.84	
OCT 30 70	PR'FEE		A*	.50	
OCT 30 70	W'DEED		A*	3.00	* 38.34