BOOK 1472 PAGE 325 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,700.00

Charlie N. Griggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 71

Notary Public

MY COMMISSION EXPIRES: 11-4-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, 601 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie N. Griggs, et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 182
Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 54
Nashvil e, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, Daniel B. Batson and wife, Patricia B. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlies N. Griggs and wife Clara Mai Griggs

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:

A Tract of land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being part of Lots Nos. 4, 5, 6, 7, 8, and 9 in the division of lands of Joseph C. Nance, deceased, of record in Book M., page 703, County Court for Davidson County, Tennessee, and being part of Lot No. 4 on the division of Patton Land as made by an unrecorded survey of Stephen A. Draper, Surveyor, dated October 12, 1959, and said part of Lot No. 4 being designated as Tract B and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on February 24, 1962, as follows, to wit:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, formerly Hobson Pike, said point being the northeast corner of the property conveyed to Wayne L. Hiter and wife, Janie E. Hiter, by deed of record in Book 3344, page 559, Register's Office for Davidson County, Tennessee, and being the northwest corner of the property conveyed herein; thence south 4 deg. 12' west 871.20 feet to an iron pin; thence south 84 deg. 39' east 100 feet to an iron pin; thence north 4 deg. 12' east 871.20 feet to an iron pin in the southerly margin of Old Hickory Boulevard, formerly Hobson Pike; thence north 84 deg. 39' west 100 feet to the point of beginning, containing 2 acres, more or less.

BEING the same property conveyed to Onnie J. Frost and wife, Andrea W. Frost by deed from Larry F. Yance and wife, Linda T. Yance of record in Book 4030, page 114, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Daniel B. Batson and wife, Patricia B. Batson by deed from Onnie J. Frost and wife, Andrea W. Frost as of record in Book 4288, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust of record in Bk. 3902, pg. 846, said Reg. Office for Dav. Co., Tenn. to Guaranty Mortgage Co. of Nash., Tenn.

unimproved { } property, known as Old Hickory Boulevard Nashville, Tennessee
This is improved {X}
(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 our hand s this 14th day of January, 19 71

Daniel B. Batson

Patricia B. Batson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Oscar B Tucker, a Notary Public in and for said County and State, the within named Daniel B. Batson and wife, Patricia B. Batson

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 Nashville, Tennessee, this 6th day of January 19 71

Commission expires 7-31-74

Oscar B Tucker
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
Daniel B. Batson and wife,
Patricia B. Batson

TO
Charlie N. Griggs and Clara Mai Griggs

301281

IDENTIF. REFERENCE

JAN 8 8 39 AM '71

FELIX Z. ALSUP III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-71	CONV	15,700.00				
JAN-71	S'TAX		A*	40.82		
JAN-71	PR'FEE		A*	.50		
JAN-71	W'DEED		A*	3.00	*	44.32