This instrument prepared by: Robert H. Polk, Attorney, 411 Stahlman Bldg., Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4485 PAGE 889

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William T. Baty & wife, Mildred B. Baty (NAME)	same (NAME)	Map No. 61
212 31st Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 24.9
Nashville, Tenn. 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Thousand and 00/100 Dollars ----------

----------($1,000.00) ---------- *DOLLARS*

Cash in hand paid by William T. Baty and wife, Mildred B. Baty, the receipt of which is hereby acknowledged and by the further consideration of the Grantees paying off the indebtedness due to Southern Federal Savings & Loan Association, now Home Federal Savings & Loan Association, Loan No. 81, in the amount of One Thousand One Hundred Seventy-Nine and 18/100 Dollars ($1,179.18) and by the further consideration of the Grantees assuming the unpaid balance due on a deed of trust note payable to Home Federal Savings & Loan Association secured by a deed of trust upon the land herein transferred and conveyed, which deed of trust is of record in Book 3561, page 93, R.O.D.C., Tennessee, such unpaid balance being Six Thousand One Hundred Sixty-Two and 05/100 Dollars ($6,162.05)

We, Juil Bennett (being one and the same person as Joel Bennett) and wife, Rossie Bennett,

have bargained and sold, and by these presents do transfer and convey unto the said William T. Baty and wife, Mildred B. Baty *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 12th Civil District of Davidson County, Tennessee; beginning at the corner of Lot 246 Maplewood Heights Subdivision of record in Book 547, page 103, said Register's Office.

In the easterly margin of Ben Allen Road; running thence with said margin and 360 foot radius curve 168 feet; thence north 51° 30' East 266 to line of Maplewood Heights Subdivision, thence South 15° East 275 feet to the point of beginning.

Being the same tract or parcel of land conveyed to Joel Bennett and wife, Rossie Bennett by deed from John I Harris and wife, Thelma Harris, dated 10 December, 1966 and of record in Book 4158, page 170, R.O.D.C., Tennessee.

Being the same property conveyed to Joel Bennet and Wife, Rossie Bennet, from Houston Thomas and wife, Sue Thomas, recorded in Deed Book____ page _____, RODC, Tennessee.

CONV $8,000.00

STAX A* 20.80

FEE A* .50

RECD A* 4.50 * 25.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of _____ 19 71

Notary Public

My commission expires: _____

(Affix Seal)

This is unimproved ( ) improved (X) property, known as 617 Ben Allen Road, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William R. Baty and wife, Mildred B. Baty tehir *heirs and assigns, forever.*

And we *do covenant with the said* William T. Baty & wife, Mildren B. Baty *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,* except as set out above, which encumberance is assumed by the Grantees.

And we, Juil Bennett and wife, Rossie Bennett *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William T. Baty & wife, Mildred Baty *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 11 *day of* January, *19* 71, *the* ~~corporate name by if any having caused its corporate seal to be hereto affixed and signed hereto by its duly authorized officers on said day and date;~~ x

Rossie Bennett

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when received.

BOOK 1485 PAGE 891

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rolande R. Quintin, *a Notary Public in and for said County and State, the within named* Juil Bennett and wife, Rossie Bennett

*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 Davidson County, *Tennessee, this* 5 *day of* January, *19*71.

Rolande R. Quintin, *Notary Public.*

Commission Expires Nov. 13 1973.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *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....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me,....., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*.....*, the within named bargainor, a corporation, and that*.....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

R07543

FEE REFERENCE 1 MAR 5 8 02 AM '71 REGISTER DAVIDSON COUNTY, TENN.