(This instrument prepared by _____, Attorney at Law,
320 Gallatin Road, Madison, Tenn.) James A. Lesemann

WARRANTY DEED BOOK 4524 PAGE 9

Send tax notices to: and

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Batson (NAME:)	Charles B. Batson (NAME:)	Map 63
306 Indian Trail (STREET ADDRESS OR ROUTE NUMBER)	306 Indian Trail (STREET ADDRESS)	Pt Par. 26
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (CITY) (ZONE) (STATE)	Pt

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

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUL 28 CONV 10,000.00
JUL 28 STAX A* 26.00
JUL 28 PRFEE A* .50
JUL 28 WDEED A* 8.00 * 34.50

We, GEORGE DEWEY DANIEL AND WIFE, RUTH MARIE DANIEL, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto CHARLES B. BATSON AND WIFE, JUANITA B. BATSON,

herein 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 the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by H. Gee dated August 4, 1967, as follows:

Beginning at an iron pin in the southerly margin of Nawakwa Trail, same being the northeasterly corner of the property herein described and the northwesterly corner of the property being conveyed to David D. Flippo and wife, of record in Book ___, page ___, Register's Office for said County; thence with said Flippo's westerly line, South 24° 29' 35" East 1,049.0 feet to an iron pin; thence South 68° 15' West 206 feet to an iron pin; thence North 24° 09' 55" West 1,048.7 feet to an iron pin in the southerly margin of said Nawakwa Trail; thence with said margin, North 68° 15' East 200 feet to the beginning, containing 4.88 acres, more or less.

Being part of the same property conveyed to George Dewey Daniel and wife, Ruth Marie Daniel, by deed from Ammon Baine and wife, Mollie Baine, of record in Book 1136, page 272, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 27th day of July 1974

Affiant

My commission expires: 5/7/74 (Affix Seal)

Notary Public

This conveyance is made subject to the following restrictive covenants which are hereby declared to be covenants running with the land and binding upon the said grantees, their heirs and assigns:

1. Said property is to be used for residential purposes only.

2. No buildings shall be erected on the premises nearer than 100 feet from the southerly margin of Nawakwa Trail.

3. All buildings to consist of brick construction; provided, however a barn or other similar outbuildings may be erected on the premises constructed from materials other than brick, but same must be attractive and of sturdy construction.

4. Ground floor area of any residence, exclusive of open porches, garages, terraces, etc., built upon the premises shall not be less than 1,400 square feet.

unimproved (X)
This is improved ( ) property, known as Nawakwa Trail, Madison, Tennessee
(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 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,* except as stated herein.

We, the said grantors,
And
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.*
Witness our hands *this* 27th *day of* July, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Dewey Daniel
(George Dewey Daniel)

Ruth Marie Daniel
(Ruth Marie Daniel)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* George Dewey Daniel and wife, Ruth Marie Daniel,

*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 Madison, *Tennessee, this* 27th *day of* July, *19*71.

James H Ivie, *Notary Public.*

Commission Expires 5/7/74

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 .....

WARRANTY DEED

FROM

GEORGE DEWEY DANIEL ET UX

TO

CHARLES B. BATSON ET UX

B 2465 0

IDENTIF. REFERENCE

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JUL 28 1 05 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS