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WARRANTY DEED - VENDOR'S LIEN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack M. Batson, et ux. (NAME)	Same (NAME)	
417 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GD 1930
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-five Thousand ($25,000.00) Dollars, of which $18,000.00 has been paid in cash, the receipt of DOLLARS which is hereby acknowledged, and for the remainder of $7,000.00, Jack M. Batson and wife, Janet Batson, have executed their promissory note payable to the grantors, with interest at seven per cent (7%), we, Harris A. Gilbert, Pauline Gilbert and Charles Gilbert, Jr., as tenants in common, and for the payment of which indebtedness grantors expressly reserve a vendor's lien upon the tract of land herein conveyed until full payment has been received,

have bargained and sold, and by these presents do transfer and convey unto the said Jack M. Batson and wife, Janet Batson, 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. 10 on the plan of the Murphy Land Company, Division "A", subdivision of lots Nos. 260 and 261, Boyd Home Tract, as of record in book 161, page 113, Register's Office for said County.

Said lot No. 10 fronts 49.9 feet on the southerly side of State Street and runs back between parallel lines 170.5 feet to an alley.

Being the same property conveyed to Harris A. Gilbert, Pauline Gilbert and Charles Gilbert, Jr., as equal tenants in common, by deed from G. William Davis and Andrew H. Miller, of record in book 4233, page 325, Register's Office for said County.

This Instrument was prepared in the office of [illegible]alley, Leaver
[illegible]ing
Third [illegible]
Nashville, [illegible]9
By _____

This instrument was prepared in the office of Barksdale, Whalley, Leaver
Gilbert & Frank
SEVENTH FLOOR
Third National Bank Building
Nashville, Tennessee 37219
By Harris Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 18th day of August, 1971

Harris A. Gilbert
Affiant

My commission expires: 2/1/75 (Affix Seal)

Nancy Edwards
Notary Public

07
Dbs

unimproved ( )
This is improved (X) property, known as 1911 State Street, Nashville, 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 Jack M. Batson and wife, Janet Batson, their *heirs and assigns, forever.*

And we *do covenant with the said* Jack M. Batson and wife, Janet Batson *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 for 1971 taxes, which have been prorated and assumed by the Grantee.

And we, Harris A. Gilbert, Pauline Gilbert and Charles Gilbert, Jr. *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jack M. Batson and wife, Janet Batson, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 18th *day of* August, *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.*

H. A. Gilbert
HARRIS A. GILBERT

Pauline Gilbert
PAULINE GILBERT

Charles Gilbert, Jr.
CHARLES GILBERT, JR.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NANCY EDWARDS, a Notary Public in and for said County and State, the within named HARRIS A GILBERT AND CHARLES GILBERT, JR.

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 18th day of AUGUST, 19 71.

Nancy Edwards, Notary Public.

Commission Expires February 1, 1975.

STATE OF New York.
COUNTY OF New York.

Personally appeared before me, Jack Ziegler, a Notary Public in and for said County and State, the within named Pauline Gilbert

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New York. - New York. this 18 day of August, 19 71.

JACK ZIEGLER
NOTARY PUBLIC, State of New York
No. [illegible]
Qual. [illegible]
Cert. filed
[illegible]
Term Expires March 30, 1972

Jack Ziegler, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... a Notary Public of the State and County aforesaia. 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

Harris A. Gilbert et al

TO

Dr Jack M Batson et ux
417 Davidson Rd

Prep by

B 2772 8

IDENTIF. REFERENCE

AUG 20 10 44 AM '71

DAVIDSON COUNTY, TENN.

AUG20F CONV 25,000.00
AUG20F-STAX A* 65.00
AUG20F-PRTFEE A* .50
AUG20F NODEED A* 8.00 * 73.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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