This Instrument Was Prepared By
REAU L. FOLK, JR., Attorney
3209 Cleghorn Ave., Nashville, Tenn.

# WARRANTY DEED

ATC-165156 M

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 50-13-26 | Mr/Mrs William H. Batey<br>same as below | Home Federal Savings & Loan<br>L & C Tower<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 12D-95335 | 3185 Gwynnwood Drive | PROPERTY IS [X] IMPROVED [ ] UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| AUG 25 71 | CONV | 15,100.00 | | | |
| AUG 25 71 | S'TAX | | A* | 39.26 | |
| AUG 25 71 | PR'FEE | | A* | .50 | |
| AUG 25 71 | W'DEED | | A* | 4.00 | * 43.76 |

IMPALA HOMES, INC., a Tennessee corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM H. BATEY and wife, ALICE L. BATEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 43 on the Plan of Section One, Golden Valley Estates, as of record in Book 4175, page 142.

Said Lot No. 43, which is a corner lot, fronts 55.0 feet on the easterly margin of Gwynnwood Drive and fronts 89.4 feet on the southerly margin of Richmond Hill Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 80.0 feet on the easterly line and 114.4 feet on the southerly line, to a point of intersection.

Being part of the property conveyed to Impala Homes, Inc., a Tennessee corporation, by deed from Lewis Gaines, Trustee, as of record in Book 4461, page 105, re-recorded in Book 4490, page 951.

This conveyance is made subject to restrictions of record in Book 4447, page 108 and Book 4447, page 594.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of August, 1971.

Attest: James P. Mather V. Pres.
James P. Mather,
Vice-President

IMPALA HOMES, INC., a Tennessee corporation
BY: Lewis E. Gaines Pres.
Lewis E. Gaines, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4531 PAGE 867

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,100.00

William H. Batey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 71

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL) Reau E. Folk Jr. Notary Public

WARRANTY DEED
REF: mas

FROM
IMPALA HOMES, INC.

TO
WILLIAM H. BATEY AND WIFE

B 28189

IDENTIF. REFERENCE

AUG 25 9 41 AM '71

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared Lewis E. Gaines and James P. Mather, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Vice-President, respectively, of IMPALA HOMES, INC., a corporation, the bargainor, and that they, as such President and Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Lewis E. Gaines as such President, and attesting the same by the said James P. Mather as such Vice-President

Witness my hand and official seal at Nashville, Tennessee, this, the 13th day of August, 19 71.

My commission expires: July 23, 1974. Reau E. Folk Jr. Notary Public