Tenn. Title Co. Inc.

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marvin J. Batson, et ux (NAME)	Fidelity Federal Savings and Loan Association (NAME)	6D-21330
4801 Arden Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS) BOOK 4554 PAGE 165	Map 117-1 Par. 22
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

This instrument prepared by: Andrew D. Tanner, Atty. 507 American Trust Building, Nashville, Tenn. 37219

For and in consideration of the sum of TEN and NO/100 - - - ($10.00) - DOLLARS cash in hand paid by MARVIN J. BATSON and wife, CAROLE B. BATSON hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, EDWARD B. WILKINS and wife, CAROLYN WILKINS hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 145 on the Plan of Section I, Revised, Caldwell Hall, as of record in Book 2900, pages 58 and 59, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Garrett Drive, at the corner of Lots Nos. 144 and 145; thence with the line between said lots, southerly 138.6 feet to the north line of Lot No. 133; thence with the line between said lots Nos. 133 and 145, easterly 118 feet to the westerly margin of Arden Drive; thence with the margin of the same, northerly 87.09 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the southerly margin of Garrett Drive; thence with the margin of the same, westerly 83.13 feet to the point of beginning.

Being the same property conveyed to Edward B. Wilkins and wife, Carolyn Wilkins, by deed from The Kennedy Corp., as of record in Book 3313, page 306, Register's Office for Davidson County, Tennessee.

This conveyance id made subject to Restrictive Covenants of record in Book 1788, page 108, and in Book 2929, page 117, as amended in Book 2997, page 93; and to the easements and limitations shown on the Map of Record in Book 2900, pages 58 and 59.

unimproved ( )
This is improved (X) property, known as 4801 Arden Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 16th day of November 1971

Carolyn Wilkins — Carolyn Wilkins

Edward B Wilkins — Edward B. Wilkins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward B. Wilkins and wife, Carolyn Wilkins the bargainors, 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 16th day of November 1971.

Commission expires October 19, 1975 Notary Public Helen M Blakely

TENNESSEE TITLE COMPANY

019,798-1
Warranty Deed
FROM EDWARD B. WILKINS, ET UX
TO MARVIN J. BATSON, ET UX
REGISTER STAMP BELOW
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
PUT REVENUE STAMPS HERE:
PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4551 PAGE 166

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 27,500.00 .

x Marvin Beasley
Affiant

Subscribed and sworn to before me, this the 16th day of November 1971.

My commission expires:

Helen M. Blakely
Notary Public

October 19, 1975

B 38283

IDENTIF. REFERENCE

Nov 17 3 11 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 17 75	CONV	27,500.00				
NOV 17 75	STAX		A*	71.50		
NOV 17 75	PRFEE		A*	.50		
NOV 17 75	W'DEED		A*	4.00	*	76.00