Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF November 1971

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary T. Keith (NAME)	Mortgage Associates, Inc. (NAME)	08DA-31725
6416 Edsel Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	90-12
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	6

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Batson et ux Tennie Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary T. Keith et ux Carolyn J. Keith

HEREINAFTER 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 Davidson County, Tennessee, being Lot No. 255 on the Plan of Charlotte Park, Section IV, as of record in Book 2663, Page 71, Register's Office for said County.

Said Lot No. 255 fronts 76.0 feet on the northeasterly side of Edsel Drive, and runs back 146.5 feet on the northwesterly line and 145.5 feet on the southeasterly line, to a line in the rear on which it measures 76.0 feet.

Being same property conveyed to Larry Batson et ux Tennie Batson by deed from R. B. Ballew et ux Daisy B. Ballew of record in Book 2884, Page 151, Register's Office for Davidson County, Tennessee.

This conveyance subject to the restrictive covenants of record in Book 2803, Page 210, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6416 Edsel Drive, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 19th day of November, 19 71

Larry Batson
Larry Batson

Tennie Batson
Tennie Batson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Larry Batson et ux Tennie Batson

the bargainor, 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 19th day of November 1971.

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
LARRY BATSON et ux

TO
GARY T. KEITH et ux
CAROLYN J. KEITH

TENNIE BATSON

B 39090

IDENTIF. REFERENCE

Nov 24 12 14 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV24'71	CONV	18,200.00			
NOV24'71	STAX		A*	47.32	
NOV24'71	PRFEE		A*	.50	
NOV24'71	WDEED		A*	4.00	* 51.82

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219