This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

mail

Address New Onwer(s) as Follows: Send Tax Bills To: Map Parcel Numbers

RMB Realty Company, Inc.
502 Thompson Lane
Nashville, Tennessee

SAME

119-9
102-103-104
119-13
12-14-23-26
133-1
1-4-9 pw

BOOK 4736 PAGE 423

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars,

Ray Batts and wife, Mildred Batts have this day bargained and sold and do hereby transfer and convey unto the said RMB Realty Company, Inc., a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT #1: Land in Davidson County, Tennessee, being Lots Nos. 39 and 40 on the Plan of an Addition and a Revision of the H. G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for said County as follows:

133-1
9

BEGINNING at a point on the westerly margin of Harlin Drive, at the corner of Lots Nos. 40 and 41; thence with the line between said lots, westerly 158.7 feet to a point; thence southerly 188.1 feet to the southwest corner of Lot No. 40; thence South 86° 15 feet East passing the corner of Lots Nos. 39 and 40 at 16.3 feet, a total distance of 207 feet to the corner of Lots Nos 38 and 39; thence with the line between said lots, northerly 159.6 feet to the southerly margin of Drake Avenue; thence with the southerly margin of Drake and around a curve in a northerly and westerly direction, passing the corner of Lots Nos 39 and 40 at 39.3 feet, a total distance of 78.6 feet to the westerly margin of Harlin Drive, being the point of beginning.

BEING the same property conveyed to Ray Batts by deed from Charles L. Haddock and wife, Judy W. Haddock, of record in Book 3904, page 667, Register's Office for Davidson County, Tennessee.

TRACT #2: Land in Davidson County, Tennessee, being Lot No. 45 on the Map of an Addition to and Revision of Lots Nos. 93 to 97, inclusive of the H. G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for said County.

133-1
4

Said Lot No. 45 fronts 75 feet on the west side of Harlin Drive and runs back between lines, 165.3 feet on the north line and 164 feet on the south

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual consideration or value whichever is greater for this transfer is $176,950.59. Subscribed and sworn to before me, this the 13th day of Aug, 1973.

Affiant

Commission Expires: My Commission Expires August 9, 1975 Notary Public:

line to a dead line on which it measures 75.01 feet.

BEING the same property conveyed to Ray Batts by deed from Franklin S. Sadler and wife, Peggy R. Sadler, of record in Book 4028, page 551, said Register's Office.

TRACT #3: BEING Lots Nos. 48 and 49 on the Map of H. G. McNabb's Subdivision, of record in Book 1130, page 79, Register's Office for said County, as follows:

119-13
26
133-1
1

Said Lots Nos 48 and 49 adjoin and front together 150 feet on the westerly side of Harlin Drive and run back between lines 170.7 feet on the northerly line of Lot No. 49 and 168 feet on the southerly line of Lot No. 48 to a dead line in the rear on which they measure 150.02 feet.

BEING the same property conveyed to Ray Batts by deed from John George Vanns and wife, Rebecca Johnson Vanns of record in Book 3940, page 803, said Register's Office.

TRACT #4: BEING lot No. 52 on the Map of the Addition to a revision of Lots Nos. 93 to 97, inclusive in H. G. McNabb's Subdivision as of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

119-13
23

Said Lot No. 52 fronts 75 feet on the westerly side of Harlin Drive and runs back 174.7 feet on the northerly line and 173.4 feet on the southerly line, to a dead line, measuring 75.01 feet thereon.

BEING the same property conveyed to Ray Batts by deed from Walter Harris Adair of record in Book 3879, page 709, said Register's Office.

TRACT #5: BEING Lot No. 61 on the Map of an addition to and revision of Lots No. 93 to 97 inclusive, of the H. G. McNabb Subdivision of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

119-13
14

Said Lot fronts 75 feet on the west side of Harlin Drive and runs back between lines 200.2 feet on the north line, 195.9 feet on the south line to a dead line on which it measures 75.12 feet.

BEING the same property conveyed to Ray Batts by deed from Jimmy A. Hull and wife, Jo Ann M. Hull, of record in Book 3945, page 141, said Register's Office.

TRACT #6: Land in Davidson County, Tennessee, being Lot No. 63 on the Map of an addition and revision of H. G. McNabb Subdivision as of record in Book 1130, page 79, Register's Office for said County, as follows:

119-13
12

Said Lot No. 63 fronts 75 feet on the westerly side of Harlin Drive and runs back 208.8 feet

on the northerly line and 204.5 feet on the southerly line to a dead line measuring 75.12 feet thereon.

BEING the same property conveyed to Ray Batts by deed from Robert L. Fusse and wife, Dorris P. Fusse, of record in Book 3882, page 453, said Register's Office.

TRACT #7: BEING Lot No. 37 on the Plat of McLean Subdivision as of record in Book 421, page 130, Register's Office for Davidson County, Tennessee.

119-9
102

Said Lot No. 37 fronts 57 feet on the westerly side of Grandview, formerly Caldwell Avenue and runs back between lines 300 feet on the north side and 327 feet on the south side, with the north margin of an alley, to another alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Ray Batts by deed from Albert Myatt and wife, Edna Myatt of record in Book 3971, page 365, said Register's Office.

TRACT #8: Land in Davidson County, Tennessee, being Lot No. 38 on the Plat of McLean's Subdivision, as of record in Book 421, page 130, Register's Office for said County.

119-9
103

Said Lot No. 38 fronts 57 feet on the westerly side of Caldwell Avenue and runs back 274 feet on its northerly line and 300 feet on its southerly line to an alley on which it measures 50 feet.

BEING the same property conveyed to Ray Batts by deed from Mamie C. Bailey Goodwin of record in Book 4558, page 347, said Register's Office, said Mamie C. Bailey Goodwin and Mamie C. Bailey being one and the same person.

TRACT #9: BEING Lot No. 39 on the plat of McLean's Subdivision as of record in Book 421, page 130, Register's Office for Davidson County, Tennessee.

119-9
104

Said Lot No. 39 fronts 57 feet on the westerly side of Grandview, formerly Caldwell Avenue, and runs back 247 feet on the northerly line and 274 feet on the southerly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Ray Batts by deed from William D. Karnes and wife, Matilda T. Karnes, by deed of record in Book 4541, page 447, said Register's Office.

This is improved property known as, as to Tract No. 1, 3217 Harlin Drive; as to Tract No. 2, 3207 Harlin Drive; as to Tract No. 3, 3107 Harlin Drive; as to Tract No. 4, 3101 Harlin Drive; as to Tract No. 5, 3013 Harlin Drive; as to Tract No. 6, 3009 Harlin Drive; as to Tract No. 7, 2811 Grandview Drive; as to Tract No. 8,

2809 Grandview Ave.; as to Tract No. 9, 2807 Grandview Avenue, all in Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RMB Realty Company, Inc., its successors and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1973 taxes, any and all restrictive covenants and easements on said properties, and, as to Tract No. 1, a deed of trust of record in Book 3839, page 639; as to Tract No. 2, a deed of trust of record in Book 3909, page 684; as to Tract No. 3, a deed of trust of record in Book 2522, page 603; as to Tract No. 4, a deed of trust of record in Book 3879, page 709; as to Tract No. 5, a deed of trust of record in Book 3837, page 829, as to Tract No. 6, a deed of trust of record in Book 2770, page 141; as to Tracts Nos. 7, 8, and 9, a deed of trust of record in Book 4578, page 972, and an Extension Agreement of record in Book 4636, page 166, all in the Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said RMB Realty Company, Inc., its successors and assigns against the lawful claims of all persons.

Mildred Batts, wife of the said Ray Batts, joins in this conveyance for the purpose of conveying and releasing any and all rights that she may have in the above properties by reason of the marital status.

Witness our hands this 12th day of Aug, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ray Batts

Ray Batts

Mildred Batts

Mildred Batts

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Geye V. Cole, a Notary Public in and for said County and State, Ray Batts, and wife, Mildred Batts, the within named 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 3rd day of Aug, 1973.

Geye V. Cole
Notary Public

COMMISSION EXPIRES:

My Commission Expires August 9, 1975

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IDENTIF. REFERENCE

AUG 13 10 49 AM '73

FELIX Z. ... DAVIDSON COUNTY, TENN.

AUG 13 73	CONV	90,000.00			
AUG 13 73	CONV	86,950.00			
AUG 13 73	CONV	* .59			
AUG 13 73	S'TAX		A*	460.20	
AUG 13 73	PB'FEE		A*	.50	
AUG 13 73	W'DEED		A*	10.00	* 470.70