| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Syble G. Batts (NAME) | First Federal (NAME) | 42-9 |
| 400 North Kemper Drive (STREET ADDRESS OR ROUTE NUMBER) | Fourth and Union (STREET ADDRESS) | 25 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | pw |

## WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) cash in hand paid, receipt of which is hereby acknowledged, by Nannie Kim Batts, hereinafter ~~called~~ the Grantor, and upon the further consideration that Syble G. Batts, hereinafter called Grantee, assumes and agrees to pay the remaining unpaid principal balance of a certain promissory note in the original principal sum of $11,950.00 executed June 27, 1956, by William F. Maddin and wife, payable originally to the order of Guaranty Mortgage Company of Nashville which is now payable to First Federal Savings and Loan Association of Nashville and is secured by deed of trust of record in Book 2528, page 409, Register's Office, Davidson County, Tennessee, and Grantee herein agrees to perform the terms, conditions, and covenants of said promissory note and deed of trust; I, Nannie Kim Batts, widow, the Grantor

have bargained and sold, and by these presents do transfer and convey unto the said Syble G. Batts

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 102 Kemper Heights Subdivision, Section I, as of record in Book 2331, pages 65 and 66, Register's Office for said County.

Said Lot No. 102 fronts 100 feet on the north side of Kemper Drive, North and runs back 322.8 feet on the west line and 195.4 feet on the east line to a dead line in the rear, measuring 199.5 feet thereon.

Being the same property conveyed to Ozro Edwin Batts and wife, Nannie Kim Batts by deed from William F. Maddin and wife, Eva J. Maddin, of record in Book 3029, page 253, Register's Office for said County, said Ozro Edwin Batts having since died leaving his wife, Nannie Kim Batts surviving.

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This conveyance is subject to the lines of restriction, easements, and setback lines and for payment of taxes for 1973.

Grantor hereby transfers and assigns all her interest in the escrow account held by First Federal Savings and Loan Association of Nashville for payment of taxes and insurance premiums to Grantee.

unimproved ( )
This is improved (X) property, known as 400 North Kemper Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 17th day of August, 1973.

Mrs Nannie K Batts
NANNIE KIM BATTS

PHILLIP A. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Phillip A. Johnson, a Notary Public in and for said County and State, the within named NANNIE KIM BATTS

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 Nashville, TN. this 14th day of August, 1973.

My commission expires 7-13-75 Notary Public Phillip A. Johnson

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Syble G. Batts

Sworn to and subscribed before me
this 14th day of August, 1973.

My commission expires 7-13-75 Notary Public Phillip A Johnson

This instrument was prepared by:
This instrument prepared by
STEPHENSON, LACKEY & HOLMAN
Name Address
First Federal Building
Nashville, Tennessee 37219

AUG 15 CONV 18,000.00
AUG 15 S'TAX A* 46.80
AUG 15 PWFEE A* .50
AUG 15 WDEED A* 4.00 * 51.30

Fee Funded

WARRANTY DEED

FROM NANNIE KIM BATTS

TO SYBLE G. BATTS

C 19569

IDENTIF. REFERENCE

AUG 15 9 19 AM '73

FELIX [illegible]
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219