Davidson County

BOOK 4810 PAGE 207

FORM NO. WD-1

J. B. RIPPY, REG.
SUMNER COUNTY, TENN.
RECORDING 4.00
STATE TAX $ 49.40
REG. FEE $ .50
TOTAL $ 53.90
RECPT. NO. 63226

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

C E Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April 1974

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 12 Nov 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Evans et ux (NAME)	Same (NAME)	Map 18-15
213 Twin Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 13
Madison, Tennessee 372115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GD14336

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~~X~~ I, Jane Batson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Evans and wife, Jo H. Evans

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 the 10th Civil District of Davidson County, Tennessee, being part of Lots Nos. 41 and 42 on the Map of Moncrief Subdivision of the North part of Allen Mathis Lands, and being Lot No. 1 on the Division of the John R. Day Property, and described as follows:
BEGINNING at a point in the southerly margin of Moncrief Avenue at the northeast corner of the property conveyed to D. E. Rawls and wife, of record in Book 3134, Page 299; thence with said Avenue, south 65° west 100 feet to the corner of Lots Nos. 1 and 3; thence with the line between said lots, south 25° east 303 feet to the corner of Lots Nos. 1, 2, 3, and 4; thence with the line between Lots 1 and 2, north 65° east 100 feet; thence North 25° west 303 feet to the beginning.

BEING the same property vested in Ward L. Batson and wife, Jane Batson, by deed from Billy Batson and wife, Nettie Jean Batson and W. A. Batson and wife, Ollie B. Batson, of record in Book 4262, page 133, Register's Office aforesaid, Ward L. Batson having since died.

APR 22 1974
REC'D 19 AT 8:15 REC. IN Deed BOOK 344 PAGE 411
J. B. RIPPY, REGISTER SUMNER COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 541 (House Number) Moncrief Avenue (Street) Goodlettsville, Tenn. 37072 (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 my hand on this 18th day of April, 1974

Jane Batson

411

STATE OF TENNESSEE
Davidson County

Davidson County
BOOK 4810 PAGE 208

412

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jane Batson

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, Tennessee, this 15 day of April 19 74

Commission expires 1-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), 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

APR29 CONV 9,000.00
APR29 W'DEED A* 4.00 * 4.00

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

My commission expires

Notary Public

WARRANTY DEED

FROM
Jane Batson, a widow

TO
Charles E. Evans et ux

SUMNER COUNTY, TENNESSEE
Filed for record
Apr 30 1974 M.
Registered in Deed
Book 344 Page 411
J. B. RIPPY, Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C 5 1 9 4 2

IDENTIF. REFERENCE

Apr 29 8 29 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.