This Instrument Was Prepared By

Stahlman Bur[illegible], Nashville, Tennessee

BOOK 3813 PAGE 969

WARRANTY DEED — Davey D. Ledbetter (JKE)

Of The Law Firm Pierce & Shindon

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Katie Mai Baker	Same	
(NAME) 510 Arrington Street	(NAME)	82-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	473
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pt

FOR AND IN CONSIDERATION of the sum of Ten Thousand Seven Hundred Fifty and no/100 ---------- ($10,750.00) ---------- *Dollars,*

cash in hand paid by Katie Mai Baker, the receipt of which is hereby acknowledged,

We, Maurice E. Battle and wife, Gladys C. Battle,

have this day bargained and sold, and do hereby transfer and convey unto the said

Katie Mai Baker, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 1 on the Map of the Subdivision of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being known as a part of said lot shown on a survey of said Lot No. 1 made by S. M. McMurray, of record in Book 421, page 8, Register's Office for said County, and being shown as Lot No. 10 on the Map of the Subdivision of Sarah Hart's Old Homestead Tract, and described according to a copy of a survey made by T. R. Sanford, Surveyor, dated September 27, 1949, as follows:
Said Lot No. 10 fronts 43 feet on the south side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 215 feet east of the east margin of North Fifth Street, 120 feet to a dead line.
Being the same property conveyed to Maurice E. Battle and wife, Gladys C. Battle, by deed from Charles Huston Jolly, Jr. and wife, Maxine Jolly, of record in Book 4447, page 421, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,750.00

Subscribed and sworn to before me, this the 9th day of May, 19 74

My commission expires: 2/8/78 (Affix Seal)

Affiant Mary Ea[illegible] Agent

Notary Public Mary D. Ledbetter

This is unimproved ( ) improved (X) property, known as 510 Arrington Street, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Katie Mai Baker, her

(successors), heirs 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 taxes for 1974 which are prorated and assumed by the Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Katie Mai Baker, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand(s) this 6th day of May, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maurice E. Battle

Gladys C. Battle

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maurice E. Battle and wife, Gladys C. Battle,

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 7 day of May, 19 74.

Notary Public

Commission expires June 1, 1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
[illegible] 2 23669
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Maurice E. Battle et ux.

TO
Katie Mai Baker

C 5 3 6 1 6

IDENTIF. REFERENCE

MAY 10 9 00 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAY 10 74	CONV	10,750.00			
MAY 10 74 S'TAX			A*	27.82	
MAY 10 74 PR'FEE			A*	.50	
MAY 10 74	W'DEED		A*	4.00	* 32.32