THIS INSTRUMENT PREPARED BY:
Sloan Realtors
1799-B N. Gallatin Road
Madison, Tennessee 37115

BOOK 4875 PAGE 381

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rosie J. Batson	Same	M.7
(NAME)	(NAME)	
Rt. 3, Bakers Station Rd.		P.9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --EIGHTEEN THOUSAND AND NO/100----------
----------($18,000.00)---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged.

We, Wilford E. Bailey and wife, Phyllis Ann Bailey

have this day bargained and sold, and do hereby, transfer and convey unto the said Rosie J. Batson

her *(successors), heirs and assigns,*

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

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described to wit:

Beginning at a post in the southwesterly margin of U. S. Highway No. 41E, a corner ot Mrs. Jennie Coggins, the northeast corner of this land, thence with the southwesterly margin of said highway South 43½ deg. E. 160 feet to a point in the center of the Bakers Station Road at its intersection with said highway; thence with the center of Bakers Station Road South 75 deg. W. 417.7 feet to a point, corner to Leslie Burns; thence with a fence and the line of said Burns, north 3½ deg. E. 191.7 feet to a point, corner to Mrs. Jennie Coggins in the line of Burns; thence withthe line of Mrs. Jennie Coggins north 87½ deg. E. 287 feet to the beginning, containing 1.3 acres, more or less, after survey in September 1960 by John R. Alley.

Being the same property conveyed to Wilford E. Bailey and wife Phyllis Ann Bailey by deed from John Paul Peay and wife, Lottie M. Peay of record in Book 4780, page 88, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 13 day of December, 19 74

Affiant Rosie Batson

My commission expires: May 1, 1976 (Affix Seal)

Notary Public A. C. Sloan

This is improved (X) unimproved ( ) property, known as Rt. 3, Bakers Station Road, Goodlettsville, Tn. 37072
(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
Rosie J. Batson
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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rosie J. Batson
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 13th *day of* December, 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.*

Wilford E. Bailey
WILFORD E. BAILEY

Phyllis Ann Bailey
PHYLLIS ANN BAILEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Sloan, *a Notary Public in and for said County and State,* Wilford E. Bailey and wife, Phyllis Ann Bailey

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 Madison, *Tennessee, this* 13th *day of* December, *19*74.

A. C. Sloan
Notary Public

Commission expires May 1, 1976

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.....

DEC 16 74 CONV 18,000.00
DEC 16 74 S'TAX A* 46.80
DEC 16 74 PR'FEE A* .50
DEC 16 74 W'DEED A* 4.00 * 51.30

WARRANTY DEED

FROM
WILFORD E. BAILEY ET UX

TO
ROSIE J. BATSON

C 8 1 5 8 3

IDENTIF. REFERENCE

DEC 16 1 55 PH '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS