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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Emma K. Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 7th DAY OF March 19 75

Notary Public

MY COMMISSION EXPIRES: 11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mr. Dodson Batson, Atty. Box 394 Pettus Road, Antioch, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Frank Barrett (NAME)	Same (NAME)	Map 181
Pettus Rd - Tract 4 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pat. 132
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Emma K. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Barrett and wife, Alice Barrett

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 Davidson County, Tennessee, being Tract #4, as shown on the unrecorded plat of the Dotson Batson Property, in the 5th Civil District of Davidson County, Tennessee, made by Stanford and Associates, dated June 27, 1974, described as follows:

BEGINNING at a point in the southerly margin of Pettus Road, a common corner of Tracts 3 and 4 on said survey; thence with the southerly margin of Pettus Road, South 87° 15' 30" East, 145 feet to a point, the corner of Tracts 4 and 5; thence South 3° 20' 56" West 951.82 feet to a point; thence North 79° 15' 30" West 146.21 feet to a point, the common corner of Tracts 3 and 4, North 3° 20' 56" East 931.47 feet to the point of beginning, containing 3.134 acres, more or less.

BEING part of the property conveyed to Emma K. Batson, by deed from Melus Rhodes Dickinson, of record in Book 3641, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions:
No Trailer House, Mobile Home or "move on" House will be built or permitted. No basement will be used as a residence until the residence is built thereon. No residence will be built with less than 1400 square feet of floor space.

unimproved (X)
This is improved ( ) property, known as Pettus Road
(House Number) (Street) (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 this 14th day of March, 19 75

Emma K. Batson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma K. 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 ~~7th~~ 14th day of March 19 75

Commission expires 11.4.78

Phil K. Woodall
Notary Public

STATE OF TENNESSEE
Davidson County

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

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
EMMA K. BATSON

TO
FRANK BARRETT AND WIFE, ALICE BARRETT

C 9 1 4 4 5

IDENTIF. REFERENCE

MAR 21 10 01 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAR21 75	CONV	10,000.00		
MAR21 75	S'TAX		A*	26.00
MAR21 75	PR'FEE		A*	.50
MAR21 75	W'DEED		A*	4.00
			*	30.50