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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 $ $29,004.56

Bobby D Batts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 75

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 2-17-77
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby D. Batts (NAME)	First Federal Savings & Loan Assoc. (NAME)	Map 162-3
163 Brenda Lane (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Parcel 244
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Tax Key 5DU52458

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, John R. Monroe, Sr. et ux Sharon Bailey Monroe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby D. Batts et ux Debra T. Batts

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:

Being Lot No. 286 on the plan of COLEWOOD ACRES, Section 4, as of record in Book 4175, Page 144, Register's Office for said County, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to John R. Monroe, Sr. et ux Sharon Bailey Monroe of record in Book 4557, Page 578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4451, Page 994, Register's Office for Davidson County, Tennessee.and any existing easements.

This conveyance is further subject to the assumption of and agreement to pay an existing indebtedness to First Federal Savings and Loan Association of Nashville in the amount of $20,504.56 and secured by a Deed of Trust of record in Book 4557, Page 580, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 163 Brenda Lane, Antioch, Tennessee 37013
(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 our hand s this 20th day of March, 19 75

JOHN R. MONROE, SR. John R. Monroe, Sr.

SHARON BAILEY MONROE Sharon Bailey Monroe

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named John R. Monroe, Sr. et ux Sharon Bailey Monroe

the bargainor[S], 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 20th day of March, 19 75

Commission expires 2-13-77

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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) (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
John R. Monroe, Sr. et ux

Sharon Bailey Monroe

TO
Bobby D. Batts et ux

Debra T. Batts

C 91660

IDENTIF. REFERENCE

MAR 24 10 47 AM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Rural Route 2 Box 74-A
Hendersonville

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

MAR24 75	CONV	28,004.56			
MAR24 75	S'TAX		A*	72.80	
MAR24 75	PR'FEE		A*	.50	
MAR24 75	W'DEED		A*	4.00	* 77.30