ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. Carl Batson (NAME)	Mr. and Mrs. Carl Batson (NAME)	
Route #4 (STREET ADDRESS OR ROUTE NUMBER)	Route #4 (STREET ADDRESS)	132-14-46
Ashland City, Tennessee 37015 (CITY) (STATE) (ZIP CODE)	Ashland City, Tennessee 37015 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of five DOLLARS cash and other valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, we, Joe S. Roberts and wife Geneva B. Roberts

have bargained and sold, and by these presents do transfer and convey unto the said Carl Batson and wife Bettye Batson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 43 on the plan of Oak Hill Valley recorded at page 15 of Book 1835 in the Register's office of Davidson County, Tennessee; Lot No. 43 fronting 163.73 feet on the southerly side of Robertson Academy Road and extending back 289.59 feet on the easterly line and 281.26 feet on the westerly line to a line measuring 170 feet;
being the same property conveyed to Albert J. Dale from James S. Way and wife by deed dated July 2nd, 1958, and recorded at page 93 of Book 2795 in the said Register's office;

this conveyance being expressly subject to a deed of trust from Joe S. Roberts and wife Geneva B. Roberts to Dodson Batson trustee, dated September 2nd, 1969, and recorded at page 442 of Book 4,903 in the said Register's office, securing the payment of $25,000 with interest at eight percent a year;

unimproved ( )
This is improved (x) property, known as 895 Robertson Academy Road (House Number) (Street)
Nashville, Tennessee 37220 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of April, 19 75.

Joe S. Roberts
Geneva B. Roberts

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs Betty Lincoln, a Notary Public in and for said County and State, the within named Joe S. Roberts and wife Geneva B. Roberts

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, Tenn. this 14th day of April, 19 75.

My commission expires 5-7-77 Notary Public Mrs Betty Lincoln

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 39,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Carl Batson

Sworn to and subscribed before me this 15th day of April, 19 75

~~My commission expires~~ ~~Notary Public~~ D. Head Dep. Register

This instrument was prepared by:

W. R. Baker, attorney at law, 205 North Main Street, Ashland City, Tennessee 37015.

Name Address

APR 15 75 CONV 39,500.00
APR 15 75 S'TAX A* 102.70
APR 15 75 PR'FEE A* .50
APR 15 75 W'DEED A* 4.00 * 107.20

C 94278

WARRANTY DEED

FROM JOE S. ROBERTS et ux.

TO GENEVA B. ROBERTS

mail to: CARL BATSON et ux. Rt 4 Ashland City, Tenn BETTE BATSON

IDENTIF. REFERENCE

APR 15 12 35 PM '75

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219