This Form furnished by Attorneys Title Company, Inc.

BOOK 4904 PAGE 546

Form No. WD-2

FROM

JAMES M. BATCHELDOR and wife,
BETTY W. BATCHELDOR

TO

ROBERT A. CHURCHWELL and wife,
GEORGIA KAY CHURCHWELL

mail to

For draftsman's use

THIS INSTRUMENT PREPARED BY:

William B. Bruce
Attorney-at-Law
2108 Parkway Towers
Nashville, Tennessee 37219
244-7706

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A.Churchwell,Et Ux (NAME)	Emigrant Savings Bank (NAME)	73-7
2453 Fairbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	5 East 42nd Street (STREET ADDRESS)	70
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	New York, N. Y. 10017 (CITY) (STATE) (ZIP)	1.

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 16 1 49 PM '75

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

C94467

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 37,500.00 Robert A. Churchwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 19 75

Lee Ann Notary Public

MY COMMISSION EXPIRES: 10-26-77.

(AFFIX SEAL)

For and in Consideration of the sum of Thirty-Seven Thousand Five Hundred and no/100ths ---------- ($37,500) ---------- DOLLARS of which $20,172.08 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have assumed and agreed to pay $17,327.92 said amount being the remaining unpaid balance of a certain note secured by a Deed of Trust of record in Book 3907, page 125, Register's Office for Davidson County, Tennessee.

James M. Batcheldor and wife, Betty W. Batcheldor have bargained and sold, and by these presents do transfer and convey unto the said Robert A. Churchwell and wife, Georgia Kay Churchwell, 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 Lot No. 361 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southwesterly margin of Kimberly Road, the common front corner of Lots 360 and 361; thence southwestwardly along the line between said lots 208.4 feet to a concrete monument at the common rear corner of Lots 360, 361, and 362; thence northwestwardly 152.5 feet to a point on the southeasterly margin of Fairbrook Drive; thence along said margin northeastwardly 160 feet to a concrete monument at the beginning of a curve; thence around said curve eastwardly 30.55 feet to a concrete monument on the southwesterly margin of Kimberly Road; thence along said margin southeastwardly 110 feet to the beginning.

Being the same property conveyed to James M. Batcheldor, Jr. and wife, Betty W. Batcheldor, by deed from James W. Edwards and wife, Martha N. Edwards, of record in Book 3907, page 124, Register's Office for Davidson County, Tennessee.

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This is { unimproved ( ) / improved (X) } property, known as 2453 (House Number) Fairbrook Drive (Street), Nashville (P. O. Address: City or Town) 37214 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Batcheldor, Jr. and wife, Betty W. Batcheldor, their heirs and assigns, forever.

And we do covenant with the said Robert A. Churchwell and wife, Georgia Kay Churchwell 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.

And we, James M. Batcheldor, Jr. and wife, Betty W. Batcheldor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert A. Churchwell and wife, Georgia Kay Churchwell, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 16th day of April, 19 75

James M Batcheldor
Betty W. Batcheldor
Robert A. Churchwell
Georgia Kay Churchwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lee Ann Demonbreun, a Notary Public in and for said County and State, the within named James M. Batcheldor, Jr. and wife, Betty W. Batcheldor and Robert A. Churchwell and wife, Georgia Kay Churchwell 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 16th day of April, 19 75.

Lee Ann Demonbreun, Notary Public.

Commission expires 10-26-77.

CO. 37,500.00
St 47.50
D. Fee .50
Co. Used 4.00
Total 102.00

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 _____.