WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack M. Batson, et ux (NAME:)	Guaranty Mortgage Co. (NAME:)	Map 115-6
6540 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Parcel 31
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and No/100 ---------- ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Jack M. Batson, and wife, Linda F. Batson, and other good and valuable considerations and the receipt of all of which is hereby acknowledged and the assumption of the first mortgage loan in the amount of Twenty Thousand, Nine Hundred Ninety Eight and 96/100 ($20,998.96) Dollars.

Richard W. Ricker and wife, Isabelle K. Ricker ..... *have bargained and sold, and by these presents do transfer and convey unto the said* Jack M. Batson and wife, Linda F. Batson ..... 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. 137 on the Plan of West Meade Estates, Section II, as of record in Book 2900, page 118 Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Brownlee Drive, the common corner of Lots Nos. 137 and 138; thence northeasterly along the line between said two lots 197.9 feet to a concrete monument; thence south 83° 15' east 196.82 feet to a concrete monument in the westerly margin of Pennywell Drive; thence southerly along the westerly margin of said drive, 12.87 feet to a concrete monument; thence continuing southerly along the margin of Pennywell Drive 178.19 feet to a concrete monument; thence continuing southerly 43.94 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet, 39.27 feet to a point in the northeasterly margin of Brownlee Drive; thence westerly along the said margin of said Drive,115.83 feet to a concrete monument; thence continuing westerly 94.17 feet to the point of beginning.

BEING the same real property conveyed to Richard W. Ricker and wife, Isabelle K. Ricker, by deed from Morris B. Hogg and wife, Janice M. Hogg, of record in book 3950, page 806, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,500.00

Subscribed and sworn to before me, this the 18 day of Nov 19 75

Affiant

My commission expires: 12-12-76 (Affix Seal)

Notary Public

PRICE NIMMO NOTARY PUBLIC OF TENN.

CONVEYANCE of the property is subject to restrictive covenants contained in an instrument recorded in book 3134, page 426, and amended by instrument of record in book 3462, page 281, Register's Office for Davidson County and 10-foot easement for public utility purposes along northerly line of premises, 100-foot building setback line from Brownlee Drive, 40-foot building setback line from Pennywell Drive, and conditions of Owner's Certificate shown on Plan of record in Book 2900, page 118, said Register's Office.

unimproved ( ) This is improved (X) property, known as 6540 Brownlee Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack M. Batson and wife, Linda F. Batson *their heirs and assigns, forever.*

And we *do covenant with the said* Jack M Batson and wife, Linda F. Batson *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.* except for current taxes and as noted above, and the above referred to first mortgage.

And Richard W. Ricker and wife, Isabelle K. Ricker *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jack M. Batson and wife, Linda F. Batson/their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 18th *day of* November, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard W. Ricker

RICHARD W. RICKER

Isabelle K. Ricker

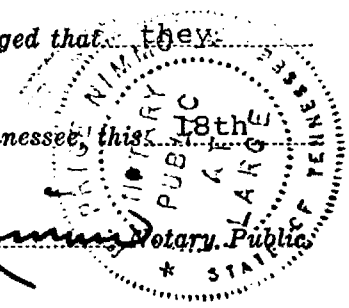
ISABELLE K. RICKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Richard W. Ricker and wife, Isabelle K. Ricker

the bargainor....., 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 18th day of November, 19 75.



....., Notary Public.

Commission Expires 12-12-76.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

RICHARD W. RICKER and wife,

ISABELLE K. RICKER

TO

JACK M. BATSON and wife,

LINDA F. BATSON

Mail

This instrument was prepared by R. PRICE NIMMO, Attorney at Law, Suite 308, 95 White Bridge Rd., Nashville, TN.

FEE $ 146.90
TAX .50
RECORDING FEE 8.00
TOTAL $ 155.40

NOV 19 10 12 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

TO: CHICAGO TITLE INSURANCE COMPANY
ATTN: REFERENCE

D 2 5 0 4 6

NOV 19 '75
NOV 19 '75 PRFEE
NOV 19 '75 STAX
CONV
WDEED

5650.00

BOOK 4972 PAGE 526

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201