This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tn 37217

BOOK 5004 PAGE 582

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Hurt, et ux (NAME)	Baker Mortgage Corporation (NAME)	Map 162-6
246 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	Par 122
Nashville, TN 37013 (CITY) (P. O. ZONE) (STATE)	Atlanta, GA. 30345 (CITY) (ZONE) (STATE)	5DU 55314

FOR AND IN CONSIDERATION of the sum of ------$10------

----Ten and no/100---- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

We, Jere D. Batts and wife Deborah L. Batts

have this day bargained and sold, and do hereby transfer and convey unto the said

John S. Hurt and wife Jane M. Hurt

their ~~xxxxxxx~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Fair Oaks, Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 75 feet on the northerly margin of Townes Drive and runs back 132.4 feet on the westerly line and 137.8 feet on the easterly line and measuring 88.4 feet across the rear lot line.

Being the same property conveyed to Jere D. Batts and wife Deborah L. Batts, by deed from Ronald D. White and wife Linda D. White, of record in Book 4888, page 162, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,900.00

Subscribed and sworn to before me, this the 10th day of March 19 76

Affiant Paulette Norfleet

My commission expires: 1-30-78 (Affix Seal)

Notary Public Louise N. Binkley

This is unimproved ( ) improved (X) property, known as 246 Townes Drive (House Number) (Street), Antioch (P. O. Address:), Tennessee 37013 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John S. Hurt and wife Jane M. Hurt

their ~~xxxxxxx~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

WE *further covenant and bind* ourselves *our heirs and representatives, to warrant and forever defend the title to said real estate to said* John S. Hurt and wife Jane M. Hurt their ~~xxxxxxx~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* March, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jere D Batts

Deborah L Batts

5004 583

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jere D. Batts and wife Deborah L. Batts, the within named bargainors, 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 10th day of March, 19 76.

Commission expires 9-8-79

Patricia S. [illegible] Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

MAR 11 76 CONV 27,900.00
MAR 11 76 S'TAX B* 72.54
MAR 11 76 PR'FEE B* .50
MAR 11 76 W'DEED B* 4.00 * 77.04

WARRANTY DEED

FROM

JERE D. BATTS, ET UX

TO

JOHN S. HURT, ET UX

D 39708

IDENTIF. REFERENCE

MAR 11 11 29 AM '76

FELIX DAVIDSON COUNTY, TENN. REGISTER

Box 8

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238