This instrument prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

BOOK 5009 PAGE 77

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jere D. Batts, et ux	Thomas & Hill, Inc.	Map 162-3
(NAME)	(NAME)	
5013 McLendon Drive	P. O. Box 1833	Parcel 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Charleston, West Virginia	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Jere D. Batts and wife, Deborah L. Batts and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jere D. Batts and wife, Deborah L. Batts assumes and agrees to pay the unpaid balance of an original indebtedness of $24,100.00 secured by Deed of Trust of record in Book 4669, page 11, Register's Office for Davidson County, Tennessee.

We, Franklin W. Lefler and wife, Doris Lefler

have this day bargained and sold, and do hereby transfer and convey unto the said Jere D. Batts and wife, Deborah L. Batts

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Colewood Hills Subdivision, Section 1, of record in Book 4300, page 130, Register's Office, Davidson County, Tennessee.
Said Lot No. 6 fronts 75 feet on the westerly side of McLendon Drive, and runs back 150.62 feet on the south sideline, and 163.26 feet on the north sideline, and measures 98.04 feet across the rear lot line.

Being the same property conveyed to Franklin W. Lefler and wife, Doris Lefler, by deed from Zack R. Cheek and wife, Emelyn T. Cheek, of record in Book 4669, page 9, Register's Office for said County.

This conveyance is made subject to a ten-foot easement for public utilities and drainage, 30-foot building setback line from McLendon Drive and an anchor easement at the northeast corner, and conditions of owner's certificate, as shown on plan of record in Book 4300, page 130, Register's Office for said County, and restrictive covenants of record in Book 4548, page 919, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 17th day of March 19 76

My commission expires: 4/25/76 (Affix Seal)

x Jere D Batts
Affiant

Mary Embry
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

This is unimproved ( ) improved (X) property, known as 5013 McLendon Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Jere D. Batts and wife, Deborah L. Batts
their *(successors),*

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,* except for taxes for 1976 which are prorated and assumed by the grantees, as above set out.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jere D. Batts and wife, Deborah L. Batts
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th *day of* March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Franklin W. Lefler

x Doris Lefler

BOOK 5009 PAGE 78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Neely, *a Notary Public in and for said County and State,* Franklin W. Lefler ~~and wife, Doris Lefler~~ one of

the within named bargainor, S., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, *this* 17th *day of* March, *19*76.

Mary E. Neely
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC STATE OF NEW JERSEY AT LARGE

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 .....

STATE OF OHIO
COUNTY OF MEDINA

Personally appeared before me, DORIS LEFLER, a Notary Public in and for said County and State, Doris Lefler, one of the within named bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brunswick, Ohio, this 22ND day of March, 1976.

NOTARIAL SEAL MEDINA COUNTY

Shirley A. Lanning
Notary Public.
SHIRLEY A. LANNING
Notary Public, Medina County, O.
My Commission Expires July 9, 1978

Commission expires: July 9 1978

MAR25'76	CONV	29,500.00			
MAR25'76	S'TAX		B*	76.70	
MAR25'76	PR'FEE		B*	.50	
MAR25'76	W'DEED		B*	4.00	* 81.20

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 228733

WARRANTY DEED

FROM
Franklin W. Lefler, et ux

TO
Jere D. Batts, et ux

D 41814

IDENTIF. REFERENCE

MAR 25 3 44 PM '76

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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