Prepared by: Richard R. Clark, Attorney
1161 Murfreesboro Road
Castile Office Bldg. Suite 236
Nashville, Tenn. 37217

BOOK 5012 PAGE 110

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel B. Batson, et. ux. (NAME)	Home Federal Savings & Loan (NAME)	148-1
122 Denise Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	26
Antioch, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*
and other good and vluable consideration including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated February 1, 1973 to Charles Nelson, Jr., Trustee for Home Federal Savings and Loan Association of record in Book 4679, page 121, Register's Office for Davidson County, Tennessee in the original principal amount of $21,245.16.

Royal Enterprises, Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel B. Batson and wife, Patricia Batson

their *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee, being Lot No. 894 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee.

SAID Lot No. 894 fronts 68.6 feet on the northeast side of Denise Drive and runs back between lines 155.3 feet on the northwest line and 158.4 feet on the southeast line, to a broken line in the rear measuring 81.7 feet thereon.

BEING the same property conveyed to Royal Enterprises by warranty deed from Mike Nichols, Sr., and wife, Mildred B. Nichols of record in Book 4877, Page 884, in Register's Office Davidson County, Tennessee.

GRANTORS further transfer and convey unto Grantees the funds held in escrow by Home Federal Savings and Loan Association and do hereby authorize Home Federal Savings and Loan Association to transfer the existing fire and hazard insurance on the premises to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,245.16

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

Affiant

My commission expires: 10/31/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 122 Denise Drive, Antioch, 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 Daniel B. Batson and wife, Patricia Batson

their *(successors),*

heirs and assigns forever. Grantors *covenant that* they 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 first mortgage held by Home Federal Savings & Loan

Grantors *further covenant and bind* themselves and their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Daniel B. Batson and wife, Patricia Batson, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 18 *day of* February, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joan L. Pace

Jerry Pace D/B/A/ Royal Enterprises

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James K. Thomas, a Notary Public in and for said County and State, Ralph Stevens, Jerry Pace, Jean Pace and Melvin Jones d/b/a Royal Enterprises, 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 18 day of FEBRUARY, 1976.

JAMES K. THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

James K. Thomas
Notary Public

Commission expires 2/19/78

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 _____

APR-5 76	CONV	21,245.16				
APR-5 76 S TAX			B*	55.12		
APR-5 76 P&B FEE			B*	.50		
APR-5 76	W DEED		B*	4.00	*	59.62

WARRANTY DEED

FROM

Royal Enterprises

TO

Dan Batson, et. ux.

D 43153

IDENTIF. REFERENCE

APR 5 10 02 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238