...3013 PAGE 893

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Donald V. Keating, Et Ux	John W. Murphree Company	167-3-241
(NAME)	(NAME)	
505 Danley Court	1283 Murfreesboro Road	Field Book #5DU-60950
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN and no/100----------
----------($10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, A. C. BATSON and wife, BARBARA BATSON,

have bargained and sold, and by these presents do transfer and convey unto the said Donald V. Keating and wife, Elaine B. Keating

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 32 on the Plan of Haywood Hills, Section 1, of record in Book 4460, Page 156, Register's Office for Davidson County, Tennessee.

Said Lot 32 fronts 70 feet on the northwesterly margin of Danley Court and extends back 133 feet on the northeast line, and 104.6 feet on the southwesterly line, to a line on the rear on which it measures 75.5 feet.

Being part of the property conveyed to A. C. Batson and wife, Barbara Batson, by deed from Hillbrook Land Company, a Tennessee corporation, of record in Book 4908, Page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4691, Page 667, as amended in Book 4851, Page 461, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 505 Danley Court
(House Number) (Street)
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of April 19 76.

x/s/ A. C. Batson
A. C. Batson

Barbara Batson
Barbara Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5013 PAGE 894

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named A. C. Batson and wife, Barbara Batson,

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 7th day of April, 19 76.

My commission expires November 10, 1979 Notary Public Betty N. Todd

Betty N. Todd

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,200.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald V. Keating
Donald V. Keating

Sworn to and subscribed before me
this 7th day of April, 19 76.

My commission expires November 10, 1979 Notary Public Betty N. Todd

Betty N. Todd

This instrument was prepared by:

James I. Vance Berry, Atty., First American Center, Nashville, Tennessee 37323
Name Address

APR-9 76	CONV	35,200.00			
APR-9 76	S'TAX		B*	91.52	
APR-9 76	PR'FEE		B*	.50	
APR-9 76	W'DEED		B*	4.00	* 96.02

WARRANTY DEED

FROM A. C. Batson and wife, Barbara Batson

TO Donald V. Keating and wife, Elaine B. Keating

Please return to:
John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

D 43983

IDENTIF. REFERENCE

APR 9 10 15 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.