BOOK 5013 PAGE 967

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$37,300.00 Larry P Guffee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES: 11-26-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry P. Guffee (NAME)	Third National Bank (NAME)	4D 67424
821 Luxenburg Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	75-12
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37244 (CITY) (STATE) (ZIP)	2

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank Batson et ux Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry P. Guffee et ux Bonitia P. Guffee

HEREINAFTER CALLED THE GRANTEES, 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. 164 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, Register's Office, Davidson County, Tennessee.

SAID Lot No. 164 fronts 43.0 feet on the southeasterly margin of Luxenburg Drive, and extends back 257.29 feet on the northeasterly line, and 155 feet on the westerly line, to a line on the rear which is a broken line, on which it measures 240.53 feet thereon.

BEING part of the same property conveyed to Frank Batson by deed from Martin R. Bubis, Trustee with full power of record in Book 4969, page 517, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

Judy W. Batson hereby joins in to convey any rights she may have especially her marital rights.

unimproved ( )
This is improved XX) property, known as 821 Luxenburg Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 6th day of April, 19 76

Frank Batson
Frank Batson

Judy W. Batson
Judy W. Batson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Batson et ux Judy W. Batson

the 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 Office in Nashville, Tennessee, this 6th day of April 1976

Commission expires 11-26-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

D 4 4 0 1 8

WARRANTY DEED

FROM
FRANK BATSON ET UX

TO
LARRY P. GUFFEE ET UX

IDENTIF. REFERENCE

APR 9 11 21 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

APR-976	CONV	37,300.00			
APR-976 S'TAX			B*	96.98	
APR-976 PR'FEE			B*	.50	
APR-976	W'DEED		B*	4.00	* 101.48