Prepared By:

David S. Zinn
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1720 Parkway Towers
Nashville, Tennessee 37219

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Mail

NEW OWNER'S ADDRESS	TAX BILLS TO:	MAP-PARCEL NO.
Walter B. Bateman and wife, Mildred 307 Shepherd Hills Drive Madison, Tennessee 37115	Same	34-7-24

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELLA DEAN CURTIS,
a Widow

as GRANTOR herein does hereby grant, bargain and by these presents does transfer and convey unto:

WALTER B. BATEMAN

and wife,

MILDRED S. BATEMAN

as GRANTEES herein, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee being known as Lot No. 53 on the unrecorded Plan of Shepherd Hills, Section II, described according to a copy of a survey thereof as follows:
Beginning at a point in the easterly margin of Shepherd Hills Drive, at the common corner of Lots Nos. 52 and 53; thence with the line between said lots, eastwardly 300 feet to a point; thence south 76 degrees 24 minutes east 134.7 feet to a point the common corner of lots Nos. 53 and 54; thence with the line between said lots westwardly 350 feet to a point in the easterly margin of Shepherd Hills Drive; thence with the margin of the same, northwardly 125 feet to the point of beginning.
Being the same property conveyed to S.H. Curtis and, wife Ella Dean Curtis by deed from Herman Brewster Sarver and Elizabeth Meggs, as Executors under the Will of Hallie Brewster Sarver Holland, deceased, by Letters Testamentary dated July 23, 1974, in Book 4848, page 254, Register's Office for Davidson County, Tennessee. S.H. Curtis died November 24, 1974. Herman Brewster Sarver, James Robert Sarver, and Evelyn Sarver Measley, quit-claimed to Grantor herein, their interests as devisees under the Will of Hallie Brewster Sarver Holland, recorded in Book 5017, pages 37 and 40, Register's Office, Davidson County, Tennessee.

THIS is improved property known as 307 Shepherd Hills Drive, Madison, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said WALTER B. BATEMAN and wife, MILDRED S. BATEMAN, their heirs and assigns forever.

And I do covenant with the said WALTER B. BATEMAN and wife, MILDRED S. BATEMAN, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, ELLA DEAN CURTIS, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said WALTER B. BATEMAN and wife, MILDRED S. BATEMAN, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of April, 1976.

Ella Dean Curtis

ELLA DEAN CURTIS

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IDENTIF. REFERENCE

APR 22 10 28 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR22'76	CONV	41,000.00			
APR22'76 S'TAX			B*	106.60	
APR22'76 PR'FEE			B*	.50	
APR22'76	W'DEED		B*	6.00	* 113.10

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, the within named ELLA DEAN CURTIS, the Bargainor, 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 Nashville, Tennessee this 21st day of April, 1976.

Jeanette S. Banks
NOTARY PUBLIC

My Commission Expires:
July 24, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $41,000.00.

Walter B. Bateman
GRANTEE

Sworn to and subscribed before me this 21st day of April, 1976.

Jeanette S Banks
NOTARY PUBLIC

My Commission Expires:
July 24, 1977