3510

FORM NO. WD-1

BOOK 5020 PAGE 983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK BATSON (NAME)	Owner (NAME)	75-11
Route # 4 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	113 Rd
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MARTIN R. BUBIS, Trustee, with full power to Mortgage, Sell, Convey and Encumber without joinder of third party beneficiary, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK BATSON

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:

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 71 on the Plat of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, page 85, Register's Office for said County, described as follows:

SAID Lot No. 71 fronts 113.0 feet on the northwesterly margin of Baton Rouge Drive, and extends back 154.77 feet on the northeasterly line, and 130.0 feet on the southwesterly line, to a line on the rear on which it measures 62.05 feet.

BEING part of the same property conveyed to Martin R. Bubis, Trustee, by deed from Robert L. Freeman, Trustee, of record in Book 4648, page 395, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as Lot 71, Highlands of Tulip Grove
(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 my hand this 27th day of April, 1976

Martin R Bubis

MARTIN R. BUBIS, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Earlie T. Ormsby, a Notary Public in and for said County and State, the within named Martin R. Bubis, Trustee with full power as above,

the bargainor, 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 27th day of April 1976.

Commission expires 5-5-79

Earlie T. Ormsby
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

WARRANTY DEED

FROM Martin R. Bubis, Trustee

TO Frank Batson

D 47247

IDENTIFICATION REFERENCE

MAY 3 9 11 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Filed Bud Hurst Burke

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[redacted] [redacted] [redacted]

MAY-3%	CONV	*6,500.00			
MAY-3%S'TAX			B*	16.90	
MAY-3%PR'FEE			B*	.50	
MAY-3%	W'DEED		B*	4.00	* 21.40