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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 th DAY OF August, 1976.

Notary Public

MY COMMISSION EXPIRES: 5/9/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James C. Vance (NAME) 918 Stahlman Building Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanley & Oakley Invest. Co., Inc. (NAME)	SAME (NAME)	
10th Floor First American Center (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-6
Nashville, TN 37238 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	246 Pt

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, Rosie W. Batson and Garner Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanley & Oakley Investment Company, Inc.

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 parts of Lots. 1,2, and 33 on the Plan of Kenmore Place, as of record in Book 332, pages 32 and 33, said Register's Office and more particularly described according to a survey by George W. Watkins, Surveyor, March 29, 1951 as follows:

Beginning at a point on the northerly margin of Maxey Lane at the southwest corner of a lot conveyed by H. E. Waller and wife to R. H. Smith and wife by deed of record in Book 609, page 126 said Register's Office; thence with the said Smith's westerly line and in a northerly direction 106.3 feet to an iron pin; thence in a westerly direction 109.5 feet to the northerly margin of Maxey Lane; thence along the northerly margin of Maxey Lane in an easterly direction 39.6 feet to the point of beginning.

Being the same property conveyed to Rosie W. Batson, by deed from Dewey A. Smith and wife, Frances E. Smith of record in Book 1971 Page 553, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 1109 McGavock Lane (House Number) (Street) Nashville, Tennessee (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 hands this 30th day of August, 1976

Rosie W. Batson

Garner Batson

[redacted]

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, G. Whitney Kemper, a Notary Public in and for said County and State, the within named Rosie W. Batson and Garner 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 30th day of August 19 76

Commission expires 5/9/79

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

D65537

WARRANTY DEED

FROM

Rosie W. Batson et ux

TO

Tanley & Oakley Investment Company, Inc.

IDENTIF. REFERENCE

AUG 30 12 59 PM '76

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 30 76	CONV	*7,550.00			
AUG 30 76	S'TAX		B*	19.50	
AUG 30 76	PR'FEE		B*	.50	
AUG 30 76	W'DEED		B*	4.00	* 24.00