BOOK 5069 PAGE 479

SEND TAX BILL TO:
Harry L. Chatham
305 Luxemburg Dr.
Hermitage, TN 37076

PARCEL NO. 197
GROUP NO. _____
MAP NO. 75-E

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

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

FOR AND IN CONSIDERATION of the sum of Forty Thousand Dollars ($40,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, FRANK BATSON and wife, JUDY M. BATSON, have this day bargained, sold, transferred and conveyed unto HARRY L. CHATHAM and wife, SANDRA S. CHATHAM, their heirs and assigns, the following described tract or parcel of land more particularly described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 168 on the plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Registers Office for Davidson County, Tennessee. Said Lot No. 168 fronts 82.22 feet on the westerly margin of Luxemburg Drive, and extends back 167.86 feet on the northerly line, and 155.00 feet on the southerly line, to a line on the rear on which it measures 75.67 feet.

DEED REFERENCE:

Being the same property conveyed unto the Grantors herein by deed from Martin R. Bubis, Trustee, of record in Book 5023, Page 74, Register's Office for Davidson County, Tennessee.

This is improved property.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said HARRY L. CHATHAM and wife, SANDRA S. CHATHAM, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1977 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1976 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X _____
Affiant

Subscribed and sworn to before me this 17th day of Sept. 19 77

Harold Stanford
Notary Public

My Comm. Expires 8-4-80

This conveyance is subject to restrictions of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 17th day of September, 1976.

Frank Batson
FRANK BATSON

Judy W Batson
JUDY W. BATSON

STATE OF TENNESSEE

COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, FRANK BATSON and wife, JUDY W. BATSON, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Wilson County, Tennessee, this the 17th day of September, 1976.

Harold Stanford Jr.
Notary Public

My commission expires:
8-4-80

D68457

IDENTIF. REFERENCE

SEP 17 2 29 PM '76

REGISTER DAVIDSON COUNTY, TENN.

SEP 17 76	CONV	40,000.00		
SEP 17 76	S'TAX		B* 104.00	
SEP 17 76	PR'FEE		B* .50	
SEP 17 76	W'DEED		B* 4.00	* 108.50