BOOK 5091 PAGE 471

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
WILLIAM E. FOX, Et ux (NAME)	John W. Murphree Company (NAME)	4D-24642
4396 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	MAP 75-7
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	PAR. 174

WARRANTY DEED

For and in consideration of the sum of TEN and no/100 ($10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged,

FRANK BATSON

NOV26 CONV 47,000.00
NOV26 S'TAX B* 122.20
NOV26 PR'FEE B* .50
NOV26 W'DEED B* 4.00 * 126.70

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM E. FOX and wife, TAMMY J. FOX

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 89 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:

BEGINNING at a point in the northwesterly margin of Baton Rouge Drive, at the common front corner of lots 89 and 88; thence with the line between said two lots northwesterly 119.03 feet to a concrete monument; thence N 30° 47' E 123.33 feet to a concrete monument in the southerly margin of Highland View Drive; thence with the margin of the same, southeasterly 120.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve 39.27 feet to a concrete monument in the northwesterly margin of Baton Rouge Drive; thence with the margin of the same, southwesterly 108.0 feet to the point of beginning.

Being the same property conveyed to Frank Batson by deed from Martin R. Bubis, Trustee, with full power, of record in Book 5027, page 883, said Register's Office.

This conveyance is subject to restrictions of record in Book 5089, page 592, said Register's Office and such restrictions as might be made applicable.

unimproved ( )
This is improved (XX) property, known as 4396 Baton Rouge Drive (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of November, 19 76.

By: Frank Batson
FRANK BATSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Frank Batson

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 23rd day of November, 19 76.

My commission expires November 10, 1979 Notary Public Betty N. Todd

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ $47,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William E. Fox
WILLIAM E. FOX

Sworn to and subscribed before me
this 23rd day of November, 19 76.

My commission expires November 10, 1979 Notary Public Betty N. Todd

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

John W. Murphree Company,	1283 Murfreesboro Road, Nashville, Tennessee 37217
Name	Address

WARRANTY DEED

FROM

FRANK BATSON

D 78752

IDENTIF. REFERENCE

WILLIAM E. FOX and wife,

TAMMY J. FOX

Please Return to:
John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219