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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 43,400.00 Larry R Wilder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER 19 76.

Notary Public

MY COMMISSION EXPIRES: Dec 12, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry R. Wilder (NAME)	Realty Mortgage, Inc. (NAME)	4D 24643
4392 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. (STREET ADDRESS)	75-7
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	173

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, Frank Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry R. Wilder et ux Dolores J. Wilder

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 Lot No. 88 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Book 4860, page 85, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Frank Batson by deed from Martin R. Bubis, Trustee as of record in Book 5036, page 685, Register's Office, Davidson County Tennessee.

THIS conveyance is subject to restrictions of record in Book 5020, page 56, and Book 4793, page 157, Register's Office, Davidson County, Tennessee.
THIS conveyance is subject to 10 foot public utility and drainage easement; 2.5 foot by 25 foot anchor easement and 30 foot minimum building setback line, as of record in Book 4860, page 85, said Register's Office.

Judy Vianne Batson joins herein for the purpose of conveying whatever interest she may have, especially her marital rights.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as 4392 Baton Rouge Drive Hermitage, Tennessee 37076
(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 7TH day of DECEMBER, 19 76

Frank Batson Frank Batson

Judy Vianne Batson, by Frank Batson, Attorney-in-Fact

Judy Vianne Batson by Frank Batson, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, 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 7th day of December 19 76

Commission expires Nov 12, 1978

William B. Gregory
Notary Public

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Frank Batson, by Power of Attorney, to me known to be the person who executed the foregoing instrument in behalf of Judy Vianne Batson, the bargainor, and the said Frank Batson, Attorney-in-Fact, who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Judy Vianne Batson.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1976.

My Commission expires Nov 12 1978

William B. Gregory
Notary

WARRANTY DEED

FROM
Frank Batson

TO
Larry R. Wilder

D 80705

IDENTIF. REFERENCE

DEC 10 11 58 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC 10 76	CONV	43,400.00			
DEC 10 76	S'TAX		B*	112.84	
DEC 10 76	FR'FEE		B*	.50	
DEC 10 76	W'DEED		B*	4.00	* 117.34

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE