BOOK 5107 PAGE 991

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Judi C. Finch, unmarried and Andrea L. Sukow, unmarried (NAME)	John W. Murphree Company (NAME)	Field Book #
4380 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	4D-24646
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	75-7 140 pw

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

have bargained and sold, and by these presents do transfer and convey unto the said JUDI C. FINCH, unmarried, and ANDREA L. SUKOW, unmarried, tenants in common with right of survivorship.

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

Being Lot No. 85 on the Plat of Highlands of Tulip Grove, Section 4, as of record in Book 4860, Page 85, Register's Office for said County, described as follows:

Said Lot 85 fronts 80 feet on the westerly margin of Baton Rouge Drive and extends back 156.97 feet on the northerly line, and 158.48 feet on the southerly line, to a line on the rear on which it measures 80.01 feet.

Being the same property conveyed to Frank Batson by deed from Martin R. Bubis, Trustee of record in Book 5058, Page 27, Register's Office for said County.

This conveyance is subject to restrictions of record in Book 4793, Page 157, and amended in Book 5089, Page 592, said Register's Office, and such restrictions as might be made applicable.

JAN21	CONV	42,900.00		
JAN21	S'TAX		B* 111.54	
JAN21	PR'FEE		B* .50	
JAN21	W'DEED		B* 4.00	* 116.04

unimproved ( )
This is improved (X) property, known as 4380 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 19th day of January, 19 77.

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 19th day of January, 19 77.

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 $ 42,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Judi C. Finch
Judi C. Finch

Andrea L. Sukow
Andrea L. Sukow

Sworn to and subscribed before me this 19th day of January, 19 77.

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

TO

JUDI C. FINCH, unmarried

ANDREA L. SUKOW, unmarried

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

D 8 6 2 2 8

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

IDENTIF. REFERENCE

21 '77

REGISTER
DAVIDSON COUNTY, TENN.