FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 19 77

Notary Public

MY COMMISSION EXPIRES: 10/28/80

(AFFIX SEAL)

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MAIL

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER R. BATSON, et ux (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	23 W 11522
1414 Franklin Avenue (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Avenue (STREET ADDRESS)	83 -5
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	365

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, DAINEY BATSON SR., ET UX MYRA H. BATSON, by LEON B. BATSON, SR., Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER R. BATSON, et ux
JOY L. BATSON

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:

LAND in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the northerly 240 feet of Block 2 in T. P. Weakley's Subdivision, as of record in Book 421, page 50, Register's Office for said County.

SAID part of Block 2, fronts 50 feet on the southerly side of Seymour, formerly Franklin Avenue and runs back between parallel lines 240 feet to an alley.

BEING the same property conveyed to Dainey Batson, Sr., and wife, Myra H. Batson by Warranty Deed from T. A. Clark and wife, Verna Mai Clark, of record in Book 2863, page 593, Register's Office for Davidson County, Tennessee. The said Dainey Batson, Sr., and wife, Myra H. Batson having since died and conveyed said property by Will to John D. Batson, Leon B. Batson, Sr., Emma Voss Batson, Roger R. Batson, Beverly Batson, Brenda Batson, Virginia Williams, Samuel Van Abernathy and Elizabeth Hardaway, being all of the heirs at law of Dainey Batson, Sr., and wife, Myra H. Batson, the said heirs at law having granted a Power of Attorney to Leon B. Batson, Sr., by instrument of record in Book , page , Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1414 Franklin Avenue, Nashville, Tennessee 37206
(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 27th day of January, 19 77

LEON B. BATSON, SR., Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
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

WARRANTY DEED

FROM

TO

D 87665

IDENTIF. REFERENCE

FEB 1 4 08 PM '77

REGISTER
DAVIDSON CO., TENN.

FEE-1	CONV	26,000.00			
FEE-1	S'TAX		B*	67.60	
FEE-1	PR'FEE		B*	.50	
FEE-1	W'DEED		B*	4.00	* 72.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

State of Tennessee
County of Davidson

Before me, Alan D. Mazur, a Notary PUblic, at large, in and for the State of Tennessee, personally appeared Leon B. Batson, Sr., known to me personally, who acknowledged himself to be the attorney for John D. Batson, Leon B. Batson, Sr., Emma Voss Batson, Roger R. Batson, Beverly Batson, Brenda Batson, Virginia Williams, Samuel Van Abernathy and Elizabeth Hardaway, and that he as such attorney, being authorized so to do executed the foregoing document for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1977.

My Commission Expires: 10/28/78

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE