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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

37,500.00 Garry J. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY 1977.

William C. Boyers
Notary Public

MY COMMISSION EXPIRES: _____

(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
Garry J. Brown (NAME)	Baker Mortgage Corporation (NAME)	4D 24656
4340 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	75-11
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	116

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 et ux Judy Viann Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garry J. Brown et ux Cindy J. Brown

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. 75 on the Plan of Highlands of Tulip Grove, Section 4, of record in Book 4860, page 85, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Frank Batson by deed from Reynold Bubis, Successor with Full Power, of record in Book 5129, page 806, said Register's Office. Frank Cope Batson executed this instrument on behalf of Judy Viann Batson pursuant to a Power of Attorney of record in Book 5029, page 865, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4793, page 157, and in Book 5020, page 56, said Register's Office.

Public utility and drainage easement; anchor easement; and building lines, of record in Book 4860, page 85, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

CO 37,500.00	MO
WD 4.00	MS
TD	ST 97.50
CC	ST
MR	PF .50
UCC	TOTAL 102.00

This is ( ) unimproved (XX) improved property, known as 4340 Baton Rouge Drive (House Number) (Street) Hermitage, TN. 37076 (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 unincumbered, 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 our hand s this 24TH day of MAY, 1977

Frank Batson Frank Batson

Judy Viann Batson Judy Viann Batson by Frank Batson

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 24th day of May 1977

Commission expires Nov 12 1978

William R. Fearn
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

E 05960

IDENTIF. REFERENCE

MAY 27 10 09 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Frank Batson

TO
Garry J. Brown

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Cope Batson with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Judy Viann Batson as her Attorney in Fact as the free act and deed of the within named Judy Viann Batson.

Witness my hand and official seal at Nashville, Tennessee the 24th day of May, 1977.

William R. Fearn
Notary Public

My Commission Expires: Nov 12 1978