BOOK 5164 PAGE 169

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,348.46

James F. Parker
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-15-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Parker, Jr. (NAME)	Third National Mortgage Company (NAME)	5DU 61007
524 Tuscarora Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	162-3
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	296

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, GERALD N. BATEY and wife, ROSIA S. BATEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. PARKER, JR. and wife, PATRICIA E. PARKER

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 Lot No. 158 on the plan of Haywood Hills, Section Three, of record in Book 4460, pages 164 & 165, Register's Office for said County.

SAID Lot No. 158, which is a corner lot, fronts 102.77 feet on the southeasterly margin of Tuscarora Drive and fronts 98.09 feet on the northeasterly margin of Tuscarora Court, said frontages being joined by a curve having a length of 34.83 feet, and extends back 119.12 feet on the southeasterly line and 100.0 feet on the northeasterly line to a point of intersection.

BEING the same property conveyed to Gerald N. Batey and wife, Rosia S. Batey by deed from Martin Construction Company of record in Book 4854, page 593, Register's Office for Davidson County, Tennessee.

A part of the consideration for this transfer is the assumption of one certain trust deed dated September 24, 1974, and filed for record September 24, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4854, page 595, and note of even date thereby secured, in the original principal amount of $29,750.00, payable to John W. Murphree Company, which debt the grantees herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantees.

The Grantees further hereby assumes the obligations of Gerald N. Batey and wife, Rosia S. Batey under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved (X) improved ( ) property, known as 524 Tuscarora Drive, Antioch, Tennessee 37013
(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 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 hands this 27th day of June, 19 77

Gerald N. Batey

Rosia S. Batey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald N. Batey and wife, Rosia S. Batey

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June 19 77

Commission expires 2-15-81

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

GERALD N. BATEY and wife,

ROSIA S. BATEY

TO

JAMES F. PARKER, JR. and wife,

PATRICIA E. PARKER

E 11289

INDEXING REFERENCE

JUN 27 2 17 PM '77

Row 1, Box 8 (djm)

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219