| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| TIMOTHY A. LAVENDER, et ux (NAME) | Third National Mortgage Company (NAME) | 75-117 |
| 4332 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER) | Post Office Box 2628 (STREET ADDRESS) | |
| Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | |

## 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 TIMOTHY A. LAVENDER and wife, SHARON B. LAVENDER

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

Land in Davidson County, being Lot No. 73 on the Plat of Highlands of Tulip Grove, Section 4, of record in Book 4860, page 85, Register's Office of Davidson County, Tennessee.

Said Lot 73 fronts 80.00 feet on the westerly margin of Baton Rouge Drive and extends back between parallel lines 155.0 feet to a dead line.

Being part of the same property conveyed to Frank Batson by deed from Reynold Rubis, of record in Book 5129, page 806, said Register's Office.

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

| | | | | |
|---|---|---|---|---|
| JUL 11 77 | CONV | 38,700.00 | | |
| JUL 11 77 | S'TAX | | B* 100.62 | |
| JUL 11 77 | PR'FEE | | B* .50 | |
| JUL 11 77 | W'DEED | | B* 4.00 | * 105.12 |

unimproved ( )
This is improved (x) property, known as 4332 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 7th day of July, 19 77

Frank Batson

FRANK BATSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5169 PAGE 68

Personally appeared before me, Ella M. Pierce, 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 July, 19 77.

My commission expires December 15, 1980 Notary Public Ella M. Pierce

ELLA M. PIERCE NOTARY PUBLIC DAVIDSON COUNTY, 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 $ 38,700.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Timothy A. Lavender
TIMOTHY A. LAVENDER

Sworn to and subscribed before me
this 7th day of July, 19 77.

My commission expires December 15, 1980 Notary Public Ella M. Pierce

ELLA M. PIERCE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

| This instrument was prepared by: | |
|---|---|
| Third National Mortgage Co., 5th Floor, Third National Bank Bldg, Nashville, Tenn. | 37219 |
| Name | Address |

WARRANTY DEED

FROM
FRANK BATSON

TO
TIMOTHY A. LAVENDER

SHARON B. LAVENDER

Please Return to:
Third National Mortgage Company
Post Office Box 2628
Nashville, Tennessee 37219

Mailed.

E 13505

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

RECEIVED
JUL 11
'77