WARRANTY DEED

BOOK 5186 PAGE 357

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 77

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN 37214j
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel F. Conley (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	75-8
905 Cointreau Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 202
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, A. C. Batson *and wife, Barbara J. Batson*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel F. Conley and wife, Bonnie R. Conley

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. 173 on the Plan of Highlands of Tulip Grove Subdivision, Section 3, as of record in Book 4675, page 140, said Register's Office.

Said Lot No. 173 fronts 89.87 feet on the easterly side of Cointreau Drive and runs back 180.50 feet on the southerly line and 123.00 feet on the northerlyline, 80.00 feet on the northeasterly line to a line in hte rear which measures 45.00 feet thereon.

Being the same property conveyed to A. C. Batson *and wife, Barbara J. Batson* by deed from Reynold Bubis, Trustee, of record in Book 5117, page 586, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 905 Cointreau Court (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 our hand s this 12th day of August, 19 77

A. C. Batson

Barbara J. Batson

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 A. C. Batson and wife, Barbara J. Batson

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 12th day of August, 1977

My Commission Expires [illegible] 23, 1980

Mary Ann Thompson, Notary Public.

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

E 21479

IDENTIF. REFERENCE

AUG 19 2 51 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 19 77	CONV	39,700.00			
AUG 19 77	S'TAX		B*	103.22	
AUG 19 77	PR'FEE		B*	.50	
AUG 19 77	W'DEED		B*	4.00	* 107.72

$39,700.00 560469-5

WARRANTY DEED

FROM
A. C. Batson et ux

TO
DAniel F. Conley
et ux

TITLE INSURED BY POLICY NUMBER:

[illegible] LOAN ASSOCIATION OF NASHVILLE

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York