BOOK 5195 PAGE 736

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 44,500.00

William E. Bragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 1977

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William E. Bragg (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | Map 75 -7 |
| 4356 Baton Rouge Dr. (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel ~~117~~ 164 |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 4D ~~5650~~ 24652 |

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. BRAGG AND WIFE, LINDA D. BRAGG

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. 79 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Plat Book 4860, page 85, said Register's Office.

Said Lot No. 79 fronts 80.0 feet on the westerly side of Baton Rouge Drive and runs back between parallel lines 155.0 feet, to a dead line in the rear on which it measures 80.0 feet.

part of
Being/the same property conveyed to Frank Batson by deed from Reynolds Bubis, Successor Trustee with full power to sell, morgage or convey or otherwise encumber without joinder of any beneficiary of record in Book 5152, page 344, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 4356 (House Number) Baton Rouge Drive, (Street) Hermitage (P. O. Address) 37076 (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 hand this 9th day of September, 19 77

Frank Batson
Frank Batson

Judy Batson by Frank Batson
attorney-in-fact

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 executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of September 1977

Commission expires [illegible] 1980

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

On this 9th day of Sept, 1977, before me the undersigned a Notary Public in and for said County and State, personally appeared Frank Batson to me known to be the person who executed the foregoing instrument in behalf of Linda Batson, and acknowledged that he executed the same as the free act and deed of the said Linda Batson.

Witness my hand and seal at Nashville, TN, this the 9th day of Sept 1977.

Notary Public

My Commission expires: My Commission Expires APRIL 27, 1980

5/6 5/11-1

WARRANTY DEED

FROM

Frank Batson

TO

William E. Bragg and wife,

Linda D. Bragg

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 25500

IDENTIF. REFERENCE

SEP 12 3 10 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 12 77 | CONV | 44,500.00 | | | |
| SEP 12 77 | S TAX | | B* | 115.70 | |
| SEP 12 77 | PR FEE | | B* | .50 | |
| SEP 12 77 | W DEED | | B* | 4.00 | * 120.20 |