BOOK 5203 PAGE 68 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 44,950.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 19 77

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lynn Bennett	Commerce Union Bank	MAP 75-11
(NAME)	(NAME)	
4344 Baton Rouge Drive	1 Commerce Pl. Real Estate Div.	PARCEL 117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn 37076	Nashville, Tn 37239	4D 24655
(CITY) (STATE) (P. O. ZIP)	(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, Frank Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Lynn Bennett et ux Janice Bennett

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. 76 on the plan of Section 4, Highlands of Tulip Grove, of record in Book 4860, page 85, Register's Office for said County.

SAID Lot No. 76 fronts 80.0 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 Bubis, Successor Trustee with full power, of record in Book 5129, page 806, Register's Office for Davidson County, Tennessee.

THIS instrument is executed on behalf of Judy W. Batson by Frank Batson, also known as Frank Cope Batson as her Attorney in Fact pursuant to a recorded Power of Attorney of record in Book 5029, page 865, and rerecorded in Book 5151, page 145, in the Register's Office for Davidson County, Tennessee.

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

Judy W. Batson and Judy Vivian Batson is one and the same person.

SEP 28 CONV 44,950.00
SEP 28 S'TAX 8* 116.74
SEP 28 PR'FEE 8* .50
SEP 28 W'DEED 8* 4.00 * 121.24

This is unimproved ( ) improved (X) property, known as 4344 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 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 21ST day of SEPTEMBER, 19 77

Frank Batson

Judy W. Batson
BY: Frank Batson
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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21ST day of SEPTEMBER 19 77

Commission expires 9-8-79

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
Frank Batson

TO
David Lynn Bennett

E 28456

IDENTIF. REFERENCE

SEP 28 3 36 PM '77

DAVIDSON COUNTY, TENN.

Rec'd, Box

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

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 Batson with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Judy W. Batson as her Attorney in Fact as the free act and deed of the within named Judy W. Batson.

Witness my hand and official seal at Nashville, Tennessee, the 21st day of September, 1977.

Notary Public

My Commission Expires: 9-8-79