WARRANTY DEED

BOOK 5223 PAGE 651

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34219.-

+ Nancy L. Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Nov. 1977

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Lee Baldwin (NAME)	Commerce Union Bank (NAME)	96-13-
428 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	19
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 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, Raymond T. Batts and wife, Bobbie W. Batts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Lee Baldwin

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:

Being Lot No. 1 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for said County. Said Lot No. 1 fronts 130 feet on the west side of Donelson Pike and extends back between lines, 155.2 feet on the north line and 137.9 feet on the south line to a dead line in the rear on which it measures 70.5 feet.

Being the same property conveyed to Raymond T. Batts and wife, Bobbie W. Batts by deed from David P. Jones and wife, Kathleen B. Jones and John A. Brown and wife, Lorraine S. Brown as of record in Book 5142, page 408 and re-recorded in Book 5146, page 222, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in book 5142, page 410, said Register's Office.

The escrow account as it relates to this property is hereby conveyed to the Grantee, as is the hazard insurance.

unimproved ( )
This is improved ( ) property, known as 428 Donelson Pike, Nashville, TN 37214
(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 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 19th day of August, 1977

Raymond T. Batts x. Bobbie W. Batts

553 PG 825

BOOK 5223 PAGE 652

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 Raymond T. Batts and wife, Bobbie W. Batts

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, TN this 19th day of August, 1977

Commission Expires May 14, 1978 Leonard E. Willett, 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 37371

IDENTIF. REFERENCE

T

NOV 17 11 24 AM '77

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TENN.

NOV17 77	CONV	34,219.00			
NOV17 77	S'TAX		B*	88.92	
NOV17 77	PR'FEE		B*	.50	
NOV17 77	W'DEED		B*	4.00	* 93.42

MAIL TO:
W.G. TRABER ATTORNEY
P.O. Box 24-55
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
Raymond T. Batts et ux

TO
Nancy Lee Baldwin

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York