BOOK 5262 PAGE 789

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWARD D. BATSON, et ux	THIRD NATIONAL BANK	161-11-A
#202 (NAME:)	(NAME)	
455 HUNTINGTON RIDGE DR.	MORTGAGE LOAN DEPARTMENT	202
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37211	NASHVILLE, TN 37244	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00)---------- *Dollars,* cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantees of the balance of an indebtedness to the Third National Bank secured by a Deed of Trust of record in Book 5068, page 705, Register's Office for Davidson County, Tennessee.

We, Ragan Courtney and wife, Cynthia Courtney

have this day bargained and sold, and do hereby transfer and convey unto the said Edward D. Batson and wife, Lucy Jane Batson,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Unit No. 202 on the Plan of Huntington Ridge Townhouses of record in Book 4675, page 9, Register's Office for said County, to which reference is here made for a more complete and accurate description of said lot, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Ragan Courtney and wife, Cynthia Courtney by deed from Third National Bank, of record in Book 5068, page 703, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantees herein subject to the Declaration of Covenants, Conditions and Restrictions filed by Huntington Ridge Townhouse Development Corp. as recorded in Book 4729, page 687, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,950.00

Subscribed and sworn to before me, this the 15th day of March, 19 78

Affiant Edward D Batson

My commission expired 8-1-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 455 Huntington Ridge Drive, Nashville, TN 37211 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Edward D. Batson and wife, Lucy Jane Batson, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward D. Batson and wife, Lucy Jane Batson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* March, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ragan Courtney — RAGAN COURTNEY

Cynthia Courtney — CYNTHIA COURTNEY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ragan Courtney and wife, Cynthia Courtney

the within named bargainors, 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* 15th *day of* March, *19* 78.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. CAROL TIDWELL

Notary Public

Commission expires 8-1-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

Notary Public

Commission expires .....

MAR 16 78	CONV	42,950.00				
MAR 16 78	S'TAX		B*	111.54		
MAR 16 78	PR'FEE		B*	.50		
MAR 16 78	W'DEED		B*	4.00	*	116.04

E 54952

IDENTIF. REFERENCE

MAR 16 10 29 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RAGAN COURTNEY, et ux

TO

EDWARD D. BATSON, et ux

This instrument prepared by
M. NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211