Prepared by: John Graves - 801 Oakwood Terrace, Apt 14 37013

WARRANTY DEED

BOOK 5380 PAGE 162

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William G. Baty	William G. Baty	27W 4210
(NAME) 192 Manchester Ave.	(NAME) 624 Roxanne Dr.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Antioch, Tenn. 37013	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 ACKNOWLEDGED, ~~Dollars,~~

WE, Jerry G. Freeman et ux Anita R. Freeman, HEREINAFTER The Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said GRANTEES, William G. Baty et ux Donna W. Baty

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

TO WIT:

BEING LOT NO. 24 ON THE MAP OF BEAUMONT PLACE, AS OF RECORD IN BOOK 332, PAGE 38.

SAID LOT FRONTS 50.5 FEET ON THE EASTERLY MARGIN OF MANCHESTER AVE. AND EXTENDS BACK 163 FEET ON THE NORTHERLY SIDE AND 161 FEET 7 INCHES ON THE SOUTHERLY LINE, TO A DEAD LINE MEASURING 50 FEET 2 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED TO JERRY G. FREEMAN ET UX ANITA R. FREEMAN BY DEED FROM OLAN B. MITCHELL ET UX MARY B. MITCHELL

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $10,500

Subscribed and sworn to before me, this the 28 day of December 19 78

My commission expires: 6/15/79 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 192 MANCHESTER AVE. NASHVILLE, TENN.
(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 GRANTEE WILLIAM G. BATY ET UX DONNA W. BATY

THEIR *(successors),*

heirs and assigns forever. THE GRANTORS THEY ARE *covenant that* *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

GRANTORS *further covenant and bind* THEMSELVES, THEIR *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE, WILLIAM G. BATY ET UX DONNA W. BATY

THEIR *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness OUR *hand* ON *this* 28 *day of* DECEMBER, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Jerry G. Freeman

X Anita A. Freeman

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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, the within named Jerry C. Freeman et ux Anita R. Freeman

the within named bargainor, 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 28th day of December, 1978

John Thomas Green
Notary Public

Commission expires 1/5/79

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10,500

William G. Eaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Dec 1978.

E. Barnes
Deputy Register

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... 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.....

DEC29 78	CONV	10,500.00			
DEC29 78	S'TAX		B*	27.30	
DEC29 78	PR'FEE		B*	.50	
DEC29 78	W'DEED		B*	4.00	* 31.80

WARRANTY DEED

FROM
JERRY C. FREEMAN

TO
WILLIAM G. EATY

F 07362

IDENTIF. REFERENCE

DEC 29 1 10 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238