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BOOK 5398 PAGE 469

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

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

-25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF FEBRUARY, 19 79

Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Batey (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 61-10
802 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 206
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	12DB-12666

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 Larry R. Brown and wife Linda Joyce Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Batey and wife Debra Lynn Batey

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. 2 on the Plan of H. D. Davis Subdivision as of record in Book 5190, page 146, Register's Office for said County.

SAID Lot No. 2 fronts 70.0 feet on the southeasterly side of Virginia Avenue and runs back between lines 180.0 feet on the southeasterly line and 180.0 feet on the northwesterly line to a dead line in the rear on which it measures 70.0 feet thereon.

BEING the same property conveyed to Larry R. Brown and wife, Linda Joyce Brown by deed from H. D. Davis, of record in Book 5349, page 688, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 802 Virginia Avenue Nashville, Tennessee
(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 23TH day of FEBRUARY, 19 79

Larry R. Brown

Linda Joyce Brown

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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 Larry R. Brown and wife Linda Joyce Brown

the 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 23TH day of FEBRUARY, 19 79

Commission expires Jan. 16, 1982

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

Larry R. brown et ux

Linda Joyce Brown

TO

Donald R. Batey et ux

Debra Lynn Batey

F. 15548

IDENTIF. REFERENCE

FEB 26 9 24 AM '79

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217