5354

Map 63
P/O Par 58 Is

BOOK 5398 PAGE 738

SEND TAX BILLS TO:

Charles B. Batey
P. O. Box 116
Hendersonville, Tn 37075

This Instrument Was Prepared By
GOODALL AND ROGERS
ATTORNEYS AT LAW
Goodall Building, Court Square
Gallatin, Tennessee

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 48,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Charles B. Batey
Affiant

Subscribed and sworn to before me, this the 22 day of February, 19 79.

(SEAL) [illegible]
Notary Public

My Commission Expires:
7/22/82

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we B. W. BATEY, JR. and wife, CHRISTINE BATEY, have bargained and sold and by these presents do hereby transfer and convey the hereinafter described real estate in the manner and proportions as follows:

(a) A TWO (2%) PER CENT INTEREST UNTO WILLIAM E. BATEY, INDIVIDUALLY;

(b) A TWO (2%) PER CENT INTEREST UNTO WILLIAM E. BATEY, TRUSTEE FOR BETTYE JOYCE BATEY, with full right of the Trustee to sell, transfer, convey and mortgage said interest, without joinder of any beneficiary;

(c) A FOUR (4%) PER CENT INTEREST UNTO THOMAS W. BATEY, and wife, NANCY E. BATEY, as tenants by the entirety;

(d) A FOUR (4%) PER CENT INTEREST UNTO BENJAMIN E. BATEY, and wife, GAYLE S. BATEY, as tenants by the entirety; and

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GALLATIN, TENN.

(e) A FOUR (4%) PER CENT INTEREST UNTO CHARLES B. BATEY, and wife, MARY LU BATEY, as tenants by the entirety.

The real estate in which the above interests are conveyed is described as follows:

BEING TWO (2) tracts of land situated in NEELY'S BEND of CUMBERLAND RIVER, in the 19th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, further described as follows:

TRACT NO. 1

BEGINNING at a point in the West line of the land sold by Jacob Neely to Reuben Hudson; running thence N. 87-1/2 deg. East 90 poles to a stone; thence S. 1 deg. W. 52-1/2 poles to T. G. Harris' N. line; thence N. 89 deg. W., with said line 64 poles to a stone, the S.W. corner of Jacob Neely's Place; thence N. 28 deg. W. with the line of T. G. Harris' land to the beginning, 53-1/2 poles.

TRACT NO. 2

A tract of land beginning at a dead slippery elm and two rocks, W. B. Hudson's S.W. corner in Henry Menees' E. boundary line; thence with W. B. Hudson's south boundary S. 89-1/2 deg. E. 204 poles to Cumberland River; thence down said River S. 20 deg. E. 134 poles to T. G. Harris' N. E. corner; thence with said Harris' N. boundary line S. 89-3/4 deg. W. 114 poles to a stake, Anne E. Hudson's S. E. corner; thence with her East boundary line N. 1 deg. W. 52-1/2 poles to a stake, her N. E. corner; thence with her N. boundary line S. 87-1/2 deg. W. 90 poles to a stake, said Anne E. Hudson's N.W. corner in said T. G. Harris' East Line; thence with said Harris' East line 29-3/4 deg. W. 66.8 poles to an elm; thence N. 27-1/2 deg. W. 7.3 poles to a white ash, said Harris' N.E. and Henry Menees' S. E. corner; thence with Menees' E. boundary line N. 29-1/4 deg. W. 20.7 poles to the beginning.

BEING THE same property in which an one-half undivided interest was conveyed to B. W. BATEY, JR. and wife, CHRISTINE BATEY, by B. W. BATEY and wife, L. U. BATEY, by deed dated August 6, 1930, and of record in Deed Book 90, Page 366, in the Register's Office of Davidson County, Tennessee.

ALSO BEING THE SAME property in which an one-half undivided interest was conveyed to B. W. BATEY, JR. and wife, CHRISTINE BATEY, by deed dated February 1, 1937, and recorded in Deed Book 1019, Page 429, in the Register's Office of Davidson County, Tennessee.

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TO HAVE AND TO HOLD said interest in said tracts or parcels of land, together with all the improvements thereon and all appurtenances thereunto belonging unto the said grantees as aforesaid, their heirs and assigns, forever.

AND WE DO COVENANT with the said grantees that we are lawfully seized and possessed of said interest, that we have a good and lawful right to sell and convey the same, and that it is free and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

WITNESS our signatures, this the 22 day of February, 1979.

B. W. BATEY, JR.

CHRISTINE BATEY

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named bargainors, B. W. BATEY, JR. and CHRISTINE BATEY, with whom I am personally acquainted, and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 22 day of February, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/22/82

F.I.S.S.

IDENTIF. REFERENCE

FEB 26 2 36 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GOODALL & ROGERS
ATTORNEY AT LAW
GALLATIN, TENN.