SEND TAX NOTICE TO:
Mr. Freddie K. Batey, Jr.
320 West Lokey
Murfreesboro, TN 37130

This Instrument Prepared By:
LARRY D. BRANDON, Attorney
320 East Main Street
Murfreesboro, TN 37130

Map 105-13
Par 278 Lu

WARRANTY DEED

BOOK 5675 PAGE 189

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantee herein of an obligation payable to Tennessee Housing Development Agency, which obligation is secured by a Deed of Trust of record in Deed Book 5101, page 284, Register's Office of Davidson County, Tennessee, we, FREDDIE K. BATEY and wife, MARY L. BATEY, have bargained and sold and do hereby transfer and convey unto FREDDIE K. BATEY, JR., a single person, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows to wit:

BEING part of Lots 77 and 78 on the plan of WAVERLY PLACE, as of record in Book 57, page 95, Register's Office for said County, and described as follows:

BEGINNING at a point in the north margin of Douglas Avenue, at the southeasterly corner of the property conveyed to Myra Selfridge, by deed from Thos. W. Wrenne, as of record in Book 305, page 5, Register's Office; said point being 976 feet east of the easterly margin of 10th Avenue South; thence with what was Selfridge's easterly line, northerly 249 feet more or less to a point in the south margin of an alley; said point being 856.2 feet east of the east margin of 10th Avenue South; thence with the margin of said alley, easterly 26 feet to a point, at the northwest corner of the property conveyed to Fannie K. Hibbett, by deed from E.P. Mills, as of record in Book 286, page 407; thence along with Hibbett's westerly line, southeasterly 248 feet more or less to a stone in the northerly margin of Douglas Avenue; thence with the margin of the same, westerly around a slight curve, 58 feet to the point of beginning.

BEING the same property conveyed to the Grantors, Freddie K. Batey, et ux Mary L. Batey by deed of record in Book 5101, page 284, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any existing restrictions and/or easements.

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate and title thereto belonging unto the said, FREDDIE K. BATEY, JR., his heirs and assigns forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, have a good right to convey the same, and that it is unencumbered, except by lien of the 1980

County taxes, which taxes have been settled between the parties with the grantee herein agreeing to assume and be responsible for the payment thereof, when due.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 30th day of October, 1980.

Freddie K. Batey
FREDDIE K. BATEY

Mary L. Batey
MARY L. BATEY

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Freddie K. Batey and wife, Mary L. Batey, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee, this the 30th day of October, 1980.

Larry D. Braden
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: July 22, 1982

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

I hereby swear or affirm that the actual consideration for the transfer or value of the property transferred which ever is greater, is 14,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary L. Batey
AFFAINT

Sworn to and subscribed before me, this the 7th day of ~~October~~ November, 1980.

[illegible]
~~NOTARY PUBLIC~~

~~My commission expires:~~ [illegible]

IDENTIF. REFERENCE
Nov 7 9 33 AM '80
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

RUSH

G.I.6391

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5675 PAGE 191

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible].00- CO
28.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 35.10-
3096A11/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61-6391

IDENTIF. REFERENCE

Nov 7 9 33 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 790598