THIS INSTRUMENT PREPARED BY WAGNER, NELSON & WEEKS, 1418 FIRST TENNESSEE BUILDING, CHATTANOOGA, TENNESSEE 37402.

GRANTEES' ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Norman O. Walker, 1604 Seneca Lane Soddy, Tenn 37379	Mortgage Associates P.O. Box 28146 Atlanta, Georgia 30320	6D 74068 161-10 2

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, We, WILLIAM G. BATY and wife, DONNA J. BATY, being one and the same persons as William G. Batey and wife, Donna J. Batey, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto NORMAN WALKER and wife, MARTHA WALKER, as tenants by the entireties and hereinafter called the Grantees, their heirs and assigns, an undivided one-half interest in that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Land being in Davidson County, Tennessee, being Lot No. 60 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office of said County.
>
> Said lot fronts seventy six (76) feet on the north side of Huntington Parkway and extends back one hundred forty seven and three-tenths (147.3) east side and one hundred fifty and one-tenth (150.1) feet on the west side and runs back to a dead line on which it measures sixty nine and eight-tenths (69.8) feet.
>
> Being the same property conveyed to Triad, Inc. by deed from Harry W. Roper et ux Rose P. Roper by deed of record in Book 4600, page 195, Register's Office, Davidson County, Tennessee.
>
> This conveyance is subject to the restrictive covenants of record in Book 4225, page 778, aforesaid Register's Office.
>
> For prior title see deed recorded in Book 4625, page 930 in the Register's Office of Davidson County, Tennessee.

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 it is unencumbered except for the remaining balance of an existing mortgage payable to Mortgage Associates, Inc. of Atlanta, Georgia, 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 hands this 9 day of December, 1980.

William G. Baty

Donna J. Baty

IDENTIF. REFERENCE

DEC 11 10 40 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

On this 9th day of December, 1980, before me personally appeared William G. Baty and wife, Donna J. Baty, to me known to be the persons described herein and who acknowledged that they executed the foregoing instrument as their own free act and deed.

WITNESS my hand and Notarial Seal.

My commission expires: March 27 1982

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee under TCA Code Section 67-4102, Item (S), hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is the greater, is $ 30,000 Dollars, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of Dec, 1980

Notary Public

My commission expires: 3/27/82

CONT'D NEXT PAGE

G 2 1 3 4 6

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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
			300.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
950	A	12/11/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1 3 4 6

IDENTIF. REFERENCE

Dec 11 10 40 AM '80

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

No. 796794