OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 5894 PAGE 365

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,262.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 19 82.

Notary Public

MY COMMISSION EXPIRES: 10/24/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BECK & BECK REALTY (NAME) 1063 Trinity Lane Nashville, TN. 37216 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack B. Batson (NAME)	Same (NAME)	Map 49
5301 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 57.1
Nashville, TN. 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert Morris Francis, Jr., and wife, Bobbie Dorreen Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack B. Batson, and wife Charolyn M.

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 the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of Bunena Vista Turnpike, Hyde's northwest corner of a tract of land purchased of W. T. and Priscilla Sadler, it being the same tract of land purchased by them of John Cato; running S 80-1/2° W 37.75 poles to a stake; thence S 11-1/2° E 12.65 poles to a stake; thence N 80-1/2° E 37.95 poles to the center of said Pike; thence N 11-1/2° 12.65 poles to the beginning, containing 3 acres, more or less.

BEING the same property conveyed to Robert Morris Francis, Jr., and wife Bobbie Doreen Francis, by deed from James William Laney, Sr., and wife, Jean Harris Laney, of record in Book 5584, page 402, Register's Office for Davidson County, Tennessee.

69301

IDENTIFICATION REFERENCE

JUN 4 3 25 PM '82

FEE AND TAX PAID REGISTER DAVIDSON COUNTY, TN

RUSH

This is unimproved (X) improved ( ) property, known as 5301 (House Number) Buena Vista Pike (Street) Nashville, TN (P. O. Address) (City or Town) 37218 (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 4th day of June, 19 82

Robert Morris Francis Jr.

Robert Morris Francis

ROBERT MORRIS FRANCIS

Bobbie Doreen Francis

BOBBIE DOREEN FRANCIS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Robert Morris Francis, and Bobbie Doreen Francis

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of June 19 82.

Commission expires Oct. 21, 1984

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

Robert Morris Francis, Jr. ET US and wife Bobbie Doreen

TO

Jack B. Batson and wife Charolyn M.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			36262.87- CO	
			94.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	100.88-
0948A06/04/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.94301

IDENTIF. REFERENCE

JUN 4 3 25 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 884762