OFFICIAL RECEIPT

BP96 7/07/20 1083.30- CHECK

BOOK 5913 PAGE 101

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$68,000.00 David M. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1982

Patsi B. Gregory
Notary Public

MY COMMISSION EXPIRES: 9-86
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

file #25

THIS INSTRUMENT WAS PREPARED BY
PATSI B. GREGORY, ATTORNEY, 219 2nd Avenue, North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Brown (NAME)	Percy Galbreath & Son, Inc. (NAME)	Map 97-13
116 Needles Court (STREET ADDRESS OR ROUTE NUMBER)	# 100, 6263 Poplar Towers (STREET ADDRESS)	Parcel 14
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38138 (CITY) (STATE) (ZIP)	3D-85718

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, Frank C. Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Brown and wife, Karen E. Brown

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:

BEING Lot No. 122 on the Plan of Section Two, Larchwood, of record in Book 5200, pages 57, 58 and 59, Register's Office for said County, to which plan reference is hereby made for a full and complete legal description.

BEING a part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James M. Fischer, Jr., of record in Book 5875, page 587, said Register's Office.

THIS conveyance is made subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

H 00492

IDENTIF. REFERENCE

JUL 20 2 25 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is (unimproved) (~~XXX~~) property, known as 116 Needles Court Nashville, TN 37214
(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 19th day of July, 1982

Frank C. Batson
FRANK C. BATSON

Judy W Batson by Frank C. Batson atty in fact
JUDY W. BATSON by Frank C. Batson
Attorney in Fact

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5913 PAGE 102

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson

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

Commission expires 1-19-86

Patsi B. Gregory
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
Frank C. Batson and wife,
Judy W. Batson

TO
David M. Brown and wife,
Karen E. Brown

Patsi B. Gregory
Attorney-at-Law
219 2nd Avenue, North
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Frank C. Batson, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Judy W. Batson as her free act and deed under Power of Attorney executed by the said Judy W. Batson to Frank C. Batson.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 1982.

My Comm Expires: 1/19/86

Patsi B. Gregory
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 5913 PAGE 103

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
			68000.00- CO	
			176.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 183.30-	
			8896A07/20/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 00492

T. IDENTIF. REFERENCE

JUL 20 2 25 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 892409