OFFICIAL RECEIPT

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BOOK 5941 PAGE 143

This instrument was prepared by: Edward Seddon, Attorney
295 Plus Park Boulevard, Suite J
Nashville, Tennessee 37217

Mail Tax Statements To:

OWNER

Address of New Owner:

Louis Roberts
1108 Battery Lane
Nashville, Tennessee 37220

MAP-PARCEL NUMBERS
Map 131-12
Parcel 74
16DA-16946
Property address: 1106 Battery Lane
Nashville, Tn. 37220

Ann Rains Irwin, ET AL

TO: CASH WARRANTY DEED

Louis Roberts

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Ann Rains Irwin and Martha Rains Capps, tenants in common, as Grantors have bargained and sold and do transfer and convey unto the Grantee Louis Roberts in fee simple absolute, his heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

A TRACT of land in the 7th, formerly the 11th District of Davidson County, Tennessee, being a part of Lot No. 25 on the map of Zenaida Place, not of record, described according to a survey made by E. R. Southgate and Son, November 5, 1947, as follows: Beginning in the center line of Battery Lane where same intersects center line of an abandoned road, said beginning point being the southwest corner of Lot No. 25 of Zenaida Place; thence with the center line of said abandoned road north 38 deg. 30' east 526 feet to a post in the center line of said road; thence south 12 deg. West 425 feet to the center line of Battery Lane; thence with the center line of said Lane north 87 deg. 30' West 234 feet 8 inches to the point of beginning.

BEING the same property conveyed to Ann Rains Irwin and Martha Rains Capps, as tenants in common, by deed from Willie Belle Rains, of record in Book 5807, Page 510, Register's Office for said County.

This conveyance is subject to a Sanitary Sewer Easement of record in Book 4306, Page 272, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantee, Louis Roberts, in fee simple absolute, his heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; that it is unencumbered, unless otherwise herein set out; and that they will

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[redacted]

forever warrant and defend the title against all claims and persons whomsoever.

POSSESSION will be given

THE 1982 TAXES are to be pro-rated between the parties.

THE GRANTORS make OATH that the fair, cash market value of the real estate herein conveyed is $69,500.00.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their signatures on this the 23rd day of September, 1982.

Ann Rains Irwin

Martha Rains Capps

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Rains Irwin and Martha Rains Capps, tenants in common the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office on this the 23rd day of September, 1982.

(SEAL)

Notary Public

My Commission Expires: 1 22 84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,500.00.

IDENTIF. REFERENCE

SEP 23 3 48 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 0 9 8 6 3

Affiant

Subscribed and sworn to before me this the 23rd day of September, 1982.

Notary Public

My Commission Expires: 1 22 84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5941 PAGE 145

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
			69500.00- CO	
			180.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	187.20-
0621A09/23/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 8 6 3

T
IDENTIF. REFERENCE

SEP 23 3 48 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901436