BOOK 5997 PAGE 568 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Danny N Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1983.

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay St., Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny N. Batson (NAME)	Same (NAME)	16W 16530
1113 Glenwood Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 105-9
Nashville TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 182

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, RUBY EVANS, MARGARET WARD, ROSIE LEE PERKINS, and G. WAYNE DAVIS, Guardian ad Litem

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY N. BATSON , Unmarried, a/k/a Danny Neil Batson

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 Davidson County, Tennessee, being Lot No. 23 on the Plan of A. B. Hill's Subdivision of the Plant Lands, of record in Book 332, page 65, Register's Office for said County.

SAID Lot No. 23 fronts 50 feet on the northerly side of Acklen Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Tom Brooks and wife, Mary Brooks by deed from Mary E. Garner of record in Book 2922, page 551, Register's Office for Davidson County, Tennessee. The asid Tom Brooks predeceased Mary Brooks who subsequently died intestate on September 8, 1980, survived by children Margaret Ward, Ruby Evans, Rosie Lee Perkins, Clarence Brooks and John Brooks. Mary Brooks was also survived by the heirs at law of a predeceased son, Earl James Brooks, they being Carolyn Brooks, Clementine Brooks, Mary Catherine King, Frank Thomas Brooks and Frances Brooks. A predeceased son of the said Earl James Brooks, same being Earl James Brooks, Jr., left surviving five minor children, Raydell Navarro Brooks, Chandra Jarmine Brooks, Earl James Brooks, III, Lisa Erlene Brooks and Tonya Kallat Brooks.
By Quitclaim Deed of record in Book 5744, page 393, said Register's Office, all interest of Clarence Brooks and John W. Brooks was conveyed to Ruby Evans.
By Quitclaim Deed of record in Book 5744, page 395, said Register's Office, all interest of Carolyn Brooks, Clementine Brooks, Mary Catherine King, Frank Thomas Brooks, and Frances Brooks was conveyed to Ruby Evans.
This instrument is executed on behalf of Raydell Navarro Brooks, Chandra Jarmine Brooks, Earl James Brooks, III, Lisa Erlene Brooks and Tonya Kallat Brooks, all minors, by G. Wayne Davis, Guardian Ad Litem, pursuant to an Order of the Chancery Court for Davidson County, Tennessee, Part I, Docket No. 81-1810-I.
Danny N. Batson and Danny Neil Batson are one and the same person.

This is improved (X) unimproved ( ) property, known as 1102 Acklen Avenue, Nashville, Tennessee
(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 hands this 14th day of January, 1983

Ruby Evans

Margaret Ward

Rosie Lee Perkins

G. Wayne Davis, Guardian Ad Litem

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 RUBY EVANS, MARGARET WARD, ROSIE LEE PERKINS, AND G. WAYNE DAVIS, Guardian Ad Litem

the 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 official seal at Nashville, Tennessee, this 14th day of January 19 83.

Commission expires 1-19-86

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

H 2 7 8 7 1

FROM

RUBY EVANS, MARGARET WARD, ROSIE LEE PERKINS & G. WAYNE DAVIS, Guardian Ad Litem

IDENTIF. REFERENCE

TO

DANNY N. BATSON

JAN 25 3 12 PM '83

FELIX A. KNIGHT, REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

[redacted]

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

RECEIVED OF BOOK 5997 PAGE 590

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
			6000.00- CO	
			20.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	27.30-
3331	A01/25/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2787.1

IDENTIF. REFERENCE

JAN 25 3 12 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 925632