FILE BOX 3

BOOK 6219 PAGE 869

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Frank C. Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF January 19 84

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank C. Batson (NAME)	SAME. (NAME)	MAP 95-8
152 Spring Vally Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 199
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	3DZ-16516

FOR AND 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 F. Risner and wife, Patsy W. Risner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. Batson and wife, Judy W. 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. 2 on the Plan of Bluefield Square, Section 1, as of record in Book 5200, Page 38 in the Register's Office for said County.

Said Lot No. 2 fronts 72.49 feet on the northerly side of Spring Valley Road and runs back between lines, measuring 136.28 feet on the easterly line and 138.97 feet on the westerly line, a line in the rear measuring 80.00 feet thereon.

BEING the same property conveyed to Robert F. Risner and wife, Patsy W. Risner by deed from David H. Parker, Trustee of record in Book 5276, Page 682, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5276, Page 248, Register's Office for said County.

H 99489

IDENTIF. REFERENCE

JAN 24 10 50 AM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

CHECK 01/24 45.80-

This is improved (unimproved XX) property, known as 152 Spring Vally Road, 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 heir 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 covey 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 20th day of January, 1984

Patsy W. Risner
Patsy W. Risner

Robert F. Risner
Robert F. Risner

3536

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Risner and wife, Patsy W. Risner

the bargainor s, 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 20th day of January 1984

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 F. Risner
~~Patsy W. Risner~~

TO
Frank C. Batson
~~Judy W. Batson~~

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____ BOOK 6219 PAGE 871

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15500.00- CAMT.	
			40.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	46.80-
			8536A01/24/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 4 8 9

IDENTIF. REFERENCE

JAN 24 10 50 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 8895