B420

| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| Russ Clark, Trustee | Same | 161 |
| 3221 Nolensville Road | Same | 108 |
| Nashville, TN 37211 | Same | |

**WARRANTY DEED**

BOOK 6433 PAGE 424

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Winfred E. Battle and wife, Esse Tarkington Battle, have bargained and sold, and by these presents do transfer and convey unto the said Russ Clark, Trustee, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, and described by a survey of Ray G. Cole, Registered Land Surveyor No. 924, date April 14, 1981 as follows:

TRACT NO. 3. Beginning at an iron pin in the easterly margin of Nolensville Road, the most southwest corner of this tract, and a corner to Thomas H. Smith; thence, with the easterly margin of said Nolensville Road No. 10 deg. 46 min. E. 332.87 feet to an iron pin in the easterly margin of said Nolensville Road, thence, leaving said road and with a new line S. 71 deg. 49 min. E. 680.92 feet to an iron pin in the line of Monte Carlo Estates Subdivision, thence, with the line of said Monte Carlo Estates Subdivision as follows: S. 6 deg. 17 min. W. 344.19 feet to a concrete monument, N. 83 deg. 39 min. W. 309.95 feet to a concrete monument, corner to said Monte Carlo Estate Subdivision; thence, N. 83 deg. 20 min. W. 92.21 feet to an iron pin, corner to said Thomas H. Smith; thence, with the line of said Thomas H. Smith as follows: N. 6 deg. 15 min. E. 150.0 feet to an iron pin and N. 83 deg. 20 min. W. 290.00 feet to the beginning, containing 5.15 acres, more or less.

Being the same property conveyed to Winfred E. Battle and wife, Esse Tarkington Battle by deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville of record in Book 5806, Page 281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 5840 Nolensville Road, Nashville, TN 37211.

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.

Whenever 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 23 day of November, 1984

X _____
WINFRED E. BATTLE

X Esse Tarkington Battle
ESSE TARKINGTON BATTLE

I witnessed Mr. Winfred E. Battle make his mark. (X)
John G. Claybrooks, Jr.

I, Rickie Johnson Atty Witnessed Mr. Winfred E. Battle make his mark. (X)

11/27 219.70- CHECK

3256

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 WINFORD E. BATTLE AND WIFE, ESSEE TARKINGTON BATTLE, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of November, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 82,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF NOVEMBER, 1984

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

I 6 5 8 1 3

IDENTIF. REFERENCE

Nov 27 9 36 AM '84

FELIX A. ELLIOTT, REGISTER
DAVIDSON COUNTY, TN

**This instrument was prepared by:**

**Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211**

**(615) 832-0138**

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6433 PAGE 426

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

82000.00- CAMT.
213.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.70-
9956A11/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 8 1 3

IDENTIF. REFERENCE

Nov 27 9 36 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No.0087920