FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$46,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1984.

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERALD N. BATEY (NAME)	CITY MORTGAGE SERVICES, INC. (NAME)	52-4-70
216 Warrior Road (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive - Suite 201 (STREET ADDRESS)	11D 92281
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

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, MARTHA M. SAWYER, ~~unmarried~~, et vir, MELVIN D. SAWYER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD N. BATEY, unmarried,

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. 73 on the Plan of ARROWHEAD ESTATES, SECTION II, as of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 73 fronts 60 feet on the southerly margin of WARRIOR ROAD and extends back 148.37 feet on the easterly line and 134.57 feet on the westerly line to a deadline in the rear measuring 66.56 feet thereon.

BEING the same property conveyed to Melvin D. Sawyer and wife, Martha M. Sawyer by deed from Jack Driver & Sons, Inc. of record in Book 5309, Page 848, RODCTN; and thence to Martha M. Sawyer by Quit-Claim Deed from Melvin D. Sawyer of record in Book 6318, Page 14, RODCTN.

THIS conveyance is subject to all restrictions and easements of record.

MELVIN D. SAWYER, spouse of MARTHA M. SAWYER, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest in and to the within described property, including any and all marital and homestead rights, together with all representations and warranties herein set out, unto the within named Grantee.

This is unimproved ( ) improved (XX) property, known as 216 Warrior Road, Madison, TN 37115
(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 ~~my~~ our hand s this 31st day of December, 1984

MARTHA M. SAWYER: Martha M. Sawyer

MELVIN D. SAWYER: Melvin D. Sawyer

A-101

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named MARTHA M. SAWYER, ~~XXXXXXXXX~~ et vir MELVIN D. SAWYER,

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 Madison, Tennessee, this 31st day of December 1984

Commission expires 2/11/87

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

FROM
MARTHA M. SAWYER, unmarried

TO
GERALD N. BATEY, unmarried

REGISTER, PLEASE RETURN TO:
W. K. Georgas, Jr.
P. O. Box 1733
Hendersonville, TN 37077-1733

01/03 126.33 CHECK

1:45.9

IDENTIF. REFERENCE

JAN 3 11 43 AM '85

FELIX ... REGISTER
DAVIDSON COUNTY, TN

767

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

RECEIVED OF _____

FOR _____

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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

46350.00- CAMT.
120.35 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.85-
0767A01/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 5 9

IDENTIF. REFERENCE

JAN 3 11 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98469