#4416 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 5754 PAGE 357

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOUGLAS WAYNE BATTEN (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 104-15
2416 West Linden Place (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 258
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	F.B. #24W-10095

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, MARY BELLE RANKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS WAYNE BATTEN, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 14 on the map showing the Resubdivision of certain lots in Linden Place by Home Mortgage Company as of record in Plat Book 1130, page 42, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Belle Rankin by deed from Cecil E. Dietz and wife, Emogene R. Dietz of record in Book 4479, page 835, said Register's Office.

6584 1

IDENTIFICATION REFERENCE

JAN 3 8 23 AM '86

FELIX P. ALEXANDER
REGISTER
DAVIDSON COUNTY, TN

This conveyance is made subject to: (1) Restrictive covenants of record in Book 1129, page 551; (2) Easement for sewer purposes to the City of Nashville; and (3) All matters appearing of record in Book 1130, page 42, Register's Office for Davidson County, Tennessee.

( ) unimproved (XX) improved
This is improved property, known as 2416 West Linden Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (~~or~~ a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of December, 1985.

Mary Belle Rankin
MARY BELLE RANKIN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 6754 PAGE 358

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY BELLE RANKIN

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of December, 1985.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Wayne Douglas Batten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1985

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

274 WARRANTY DEED

FROM

MARY BELLE RANKIN

TO

DOUGLAS WAYNE BATTEN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6754 PAGE 359

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
			72500.00- CAPT.	
			180.50 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	195.00-
			2274A01/03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65841

IDENTIFICATION REFERENCE

JAN 3 8 23 AM '86

FELIX Z. WILSON, II REGISTER

No. 207115