1 Sc 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON XXXXXXXXX Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-20-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Suzanne Matheny (NAME)	Norwest Mortgage, Inc. (NAME)	104-12
1705 Bernard Avenue (STREET ADDRESS OR ROUTE NUMBER)	7000 Executive Center Drive (STREET ADDRESS)	270
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Waverly Bldg. Suite #320 Brentwood, TN 37027 (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, Beatrice M. Batten and Wayne D. Batten, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. Suzanne Matheny, 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. 38 on the Plan of Lennox Place, of record in Book 161, page 171, Register's Office for said County to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beatrice M. Batten and Wayne D. Batten, tenants in common by deed from Robert M. Tigert, III and wife, Lori H. Tigert of record in Book 6193, Page 190, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

6 6 4 8 5

IDENTIFICATION REFERENCE

JAN 6 1 48 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved (XX
This is improved ( ) property, known as 1705 Bernard Avenue, Nashville, TN 37212
(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 hand s this 30 day of December, 1985

Beatrice M. Batten — Beatrice M. Batten
BMB

Wayne D. Batten — Wayne D. Batten

BOOK 6756 PAGE 246

STATE OF TENNESSEE
~~Davidson County~~
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beatrice C. Batten and Wayne D. Batten, tenants in common

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 Brentwood, Tennessee, this 30 day of December, 19 85

Commission expires 1-10-87

Eddie Montgomery
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

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

FROM

Beatrice C. Batten

Wayne D. Batten

TO

B. Suzanne Matheny

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6756 PAGE 247

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

5890.00- CA IT
146.34 STAT
.50 PRFE
6.00 WDE D
CHECK 191.34-
311DA01/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66485

IDENTIFICATION REFERENCE

JAN 6 1 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207933