BOOK 6992 PAGE 763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Billy R. Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES 10-1-[illegible]

THIS INSTRUMENT WAS PREPARED BY
Cumberland Valley Title, Inc. (NAME)
1114 17th Ave. S., Suite 105 Nashville, TN 37212 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Bowers (NAME)	Same (NAME)	Map 133-08
~~3401~~ 3398 Mimosa Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 027
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(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, Michael D. Batson, Administrator CTA for the Estate of Zelda Ruth Gaines, Deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Bowers and wife Alice Emogene Bowers

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. 107 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, pages 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 135.6 feet on the south side of Mimosa Drive and runs back between lines 138.5 feet on the west line and 120 feet on the east line, to a line in the rear, measuring 119.9 feet thereon.

Being the same property conveyed to Leon Bradford Batson and wife, Zelda Ruth Batson, by deed from Louis L. Finney and wife, Elizabeth Finney, of record in Book 2104, page 503, Register's Office for Davidson County, Tennessee. Said property was divested out of Leon Bradford Batson by decree of record in Book 3505, page 459, said Register's Office. The said Zelda Ruth Batson, also known as Zelda Ruth Gaines, having since died and title vested in her heirs at law. By order of the Probate Court for Davidson County, Tennessee, of record in Book 6992, page 761, said Register's Office, said property was ordered sold and that Michael D. Batson, Administrator CTA for the Estate of Zelda Ruth Gaines, was empowered to execute all documents necessary to transfer title.

7027

TENTIE REFFRENCE

SP 29 9 56 AM '86

REGISTER DAVIDSON COUNTY TN

This is unimproved ( ) improved (X) property, known as 3401 Mimosa Drive Nashville, TN 37211
(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 hand this 26th day of September, 19 86

Michael D. Batson, Administrator CTA for the
Estate of Zelda Ruth Gaines, Deceased

7565

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 Michael D. Batson, Administrator CTA for the Estate of Zelda Ruth Gaines, Deceased

or proved to me on the basis of satisfactory evidence the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 19 86.

Commmission expires 10-1-87

Notary Public

STATE OF TENNESSEE }

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

TO

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

1-017,372

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

RECEIVED OF _____

FOR _____

BOOK 6992 PAGE 765

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
			47000.00 CAMT.	
			131.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	138.10
7565A	09/29/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47027

IDENTIFICATION REFERENCE

SEP 29 9 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300250