THIS INSTRUMENT WAS PREPARED BY FRANK NEWMAN, ATTY., DONELSON, TN.

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Drake	Same	Map 52-1
(NAME:)	(NAME:)	Par. 235
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 77280
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 . BOOK 7053 PAGE 898

Ten and no/100---------- DOLLARS

We, Bernice B. Burch, Shirley B. Flippo, Lenora B. Bishop, Estelle B. Young and Charles B. Batson being the devisees under the Will of Gladys Gaines Batson as of record in Will Book 154, page 254 in the Office of the Probate Court Clerk of Davidson County, Tenn.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Jerry W. Drake

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LOT No. 17, Block A, of Madison Park Subdivision as shown on the Plat of record in Book 843, page 75 in the Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the westerly side of Oakdell Avenue and runs back between parallel lines 200 feet to a dead line.

BEING THE SAME Property conveyed to Paul Lane Batson and wife, Gladys Gaines Batson by deed from W. A. Batson and wife, Enolia T. Batson as of record in Book 2394, page 341 in the Register's Office for Davidson County, Tennessee, and passing by the Will of Gladys Gaines Batson as surviving tenant by the entirety to the grantors herein.

This is unimproved ( ) improved (X) property, known as 714 Oakdell Ave. Madison, TN. 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry W. Drake,

his heirs and assigns, forever.

And we do covenant with the said Jerry W. Drake

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.

And we, the grantors herein

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry W. Drake,

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of Nov., 1986

x Bernice B. Burch x Estelle B. Young

x Lenora B. Bishop x Shirley B. Flippo

x Charles B. Batson

BOOK 7053 PAGE 899

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice B. Burch, Shirley B. Flippo, Lenora B. Bishop, Estelle B. Young and Charles B. Batson

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 Nashville, Tennessee, this 26 day of Nov, 19 86

Commission expires 10-27-1990

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
BERNICE B. BURCH et al

IDENTIFICATION REFERENCE

TO
JERRY W. DRAKE

FILED Dec 1 11 28 AM '86
REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1204 12/31 1986 - SHEET

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,700.00

Affiant Jerry W. Drake

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 19 86

NOTARY PUBLIC Frank M. Newman

MY COMMISSION EXPIRES: Sept 11, 1990

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 7053 PAGE 900

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

3570 [illegible]
[illegible] [illegible]
.50 [illegible]
6.00 MOT
[illegible] [illegible]
12DEC86 11:28 33L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67.85 9

IDENTIFICATION REFERENCE

DEC 1 11 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17040