BOOK 7236 PAGE 910

File 27
FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,900.00

Stephen F. Batie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 87.

Notary Public

MY COMMISSION EXPIRES: 10-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. Batie (NAME)	Atlantic Coast Mortgage Company (NAME)	072-04
1406 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	199
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	15DZ 20375

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, Arthur D. Smith and wife, Dorothy Depts Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen F. Batie, 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:

BEING the northerly 66 2/3 feet of Lots Nos. 17 and 24 of Block "F" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said Lot fronts 66 2/3 feet on the westerly side of Ardee Avenue and runs back between lines 283 feet on the southerly line and 288 feet, more or less on the northerly line to a dead line in the rear, measuring 66 2/3 feet thereon.

Being the same property conveyed to Arthur D. Smith and wife, Dorothy Depts Smith by deed from John Bell Rittenberry and wife, Ruth B. Rittenberry of record in Book 3942, Page 14, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 371, Page 483 said Register's Office.

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

6 1 7 7

IDENTIFICATION REFERENCE

APR 17 10 53 AM '87
HARRY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) property known as 1406 Ardee Avenue, Nashville, TN. 37216 unimproved ( )
(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 their hand s this 15th day of April, 19 87

Arthur D. Smith

Dorothy Depts Smith

[redacted] [redacted]

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 Arthur D. Smith and wife, Dorothy Depts Smith

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 15th day of April, 19 87.

Commission expires 10-1-87

M. Eddie [illegible]
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) as such _____ and (they) _____, 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

Arthur D. Smith and wife, Dorothy Depts Smith

TO

Stephen F. Batie, unmarried

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

RECEIVED OF _____

FOR _____

BOOK 7206 PAGE 942

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

5093.00- CAMT.
142.50 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 149.00-
5973.04/17/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16177

IDENTIFICATION REFERENCE

APR 17 10 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.70771