BOOK 7255 PAGE 761

WARRANTY DEED

FROM: James W. Parnell and wife, Judy S. Parnell
TO: Robert L. Batey and wife, Rita R. Batey

This Instrument Prepared by:
Jim Parnell, Atty
130 Fourth Ave. S.
Franklin, TN 37064 794-1333

Address New Owners as Follows: Send Tax Bills To:

Mr. & Mrs. Robert Batey
3213 Sennadale Lane
Nashville, TN 37207

James W. Parnell
Suite 200, 130 4th Ave.S.
Franklin, TN 37064

Map Parcel Nos.:
50-14-205 KS

Field Book Nos.
12DZ 31420

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $61,000.00.

Rita R. Batey
AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 1 day of June, 1987.

Richard W. Taylor
NOTARY PUBLIC

My Commission Expires: June 10, 1989

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James W. Parnell and wife, Judy S. Parnell, have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Batey and wife, Rita R. Batey, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 278 fronts 75.0 feet on the westerly margin of Sennadale Lane and extends back 138.0 feet on the northerly line and 138.5 feet on the southerly line to a dead line in the rear on which it measures 75.0 feet.

Being the same property conveyed to the Grantors by Deeds recorded in Book 6143, page 321, Book 6281, page 270, and Book 6281, page 273 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Batey and wife, Rita R. Batey, their heirs, successors, and assigns, forever.

And James W. Parnell and wife, Judy S. Parnell, do covenant with the said Robert L. Batey and wife, Rita R. Batey, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

1) Subject to 1987 County property taxes, a lien, which are not yet due and payable, but which have been prorated and will be paid in full, when due, by the Grantees.

2) Restrictive covenants of record in Book 3249, page 345, and amended in Book 3309, page 615, and in Book 3616, page 269, all in said Register's Office.

3) The plan of record in Book 3300, page 5, said Register's Office, shows a 30-foot minimum building setback line from Sennadale Lane and a 20-foot easement for public utility and drainage purposes along the rear line of said lot.

And James W. Parnell and wife, Judy S. Parnell, do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Robert L. Batey and wife, Rita R. Batey, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of June, 1987.

James W. Parnell

Judy S. Parnell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James W. Parnell, with whom I am personally acquainted, and who acknowledged that such named person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 1987.

NOTARY PUBLIC

My Commission Expires: January 27, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy S. Parnell, with whom I am personally acquainted, and who acknowledged that such named person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 1987.

Karen Kay Bohannan
NOTARY PUBLIC

My Commission Expires: January 27, 1991

32204

IDENTIFICATION REFERENCE

JUN 2 3 12 PM '87

FELIX Z. DOSS, JR., REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7255 PAGE 764

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

61000.00- CAMT.
170.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 180.30-
4407A06/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32204

IDENTIFICATION REFERENCE

JUN 2 3 15 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 88812