BOOK 7998 PAGE 167

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,710.00

Daphne K. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 89

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. · Suite 405, Nashville, TN 37214 — 111 West College Street, Murfreesboro, TN 37130 — 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daphne K. Anderson (NAME)	Statesman Mortgage Company (NAME)	MAP 108-4
1052 Fitzpatrick Road (ADDRESS)	405 Sixth Avenue (ADDRESS)	PARCEL 184
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	3D-92184

FOR AND 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, Frank Batson Quality Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daphne K. Anderson, unmarried and Grover C. Anderson and wife, Cleone Anderson

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 Lot No. 356 on the Plan of Larchwood, Section Seven of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Frank Batson Quality Homes by deed from James M. Fischer, Jr. and wife, Charlotte L. Fischer of record in Book 7865, page 682, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 7216, page 574 Register's Office for said County.

86873

IDENTIF. REFERENCE

DEC 5 8 22 AM '89

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 1052 Fitzpatrick Road, Nashville, Tennessee 37214
(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 30th day of November, 19 89

Frank Batson Quality Homes
By: Frank C. Batson
Frank C. Batson, President

165 01 01 03CHECK 329.41

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Frank Batson Quality Homes the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of November 19 89 .

My commission expires 5-8-91

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

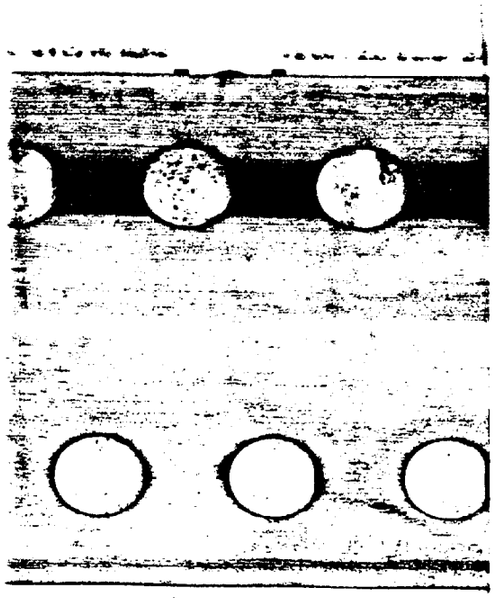
WARRANTY DEED

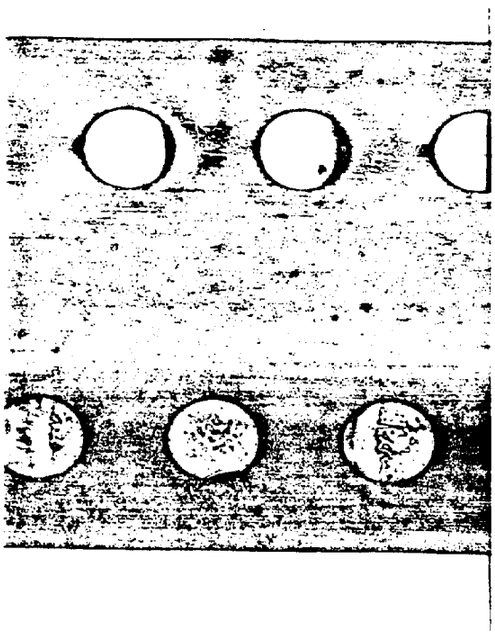
FROM
Frank Batson Quality Homes

TO
Daphne K. Anderson and Grover C. Anderson and Cleone Anderson

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 97710.00
CON TX 322.41
PRFEE 1.00
WDEED 6.00
~~TOTAL 329.41~~
~~CHECK 329.41~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/89 01 08:22 0001 1657

86873

IDENTIF. TREFERENCE

DEC 5 8 22 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272867