STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pg 1 of 2

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

Frank P. Batson
Affiant

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Subscribed and sworn to before me, this 15th day of February, 1991.

Donetia Reid
Notary Public

My Commission expires: My Comm. Exp. Oct. 10, 1991

NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue, North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Frank Batson and wife, Judy Batson 152 Spring Valley Dr Nashville, Tn 37214	SAME	161-5-B-014.00CO. 6DU 83225

FEB 19 4 10 PM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

IDENTIF. TREFERENCE

63754

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RITA SIMPSON**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FRANK BATSON AND WIFE, JUDY BATSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Brentwood Glen, of record in Book 7900, page 189, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A. T. Simpson and wife, Rita Simpson, by deed from James R. Read and wife, Mary L. Read, of record in Book 3226, page 131, and by deed of correction of record in Book 3282, page 337, said Register's Office. The said A. T. Simpson having since died and leaving Rita Simpson as the surviving tenant by the entirety.

This conveyance is subject to the following:

1. 1991 taxes, a lien not yet due and payable.

2. Declaration of Conditions and Restrictions contained in instrument of record in Book 7669, page 207, amended in Book 7798, page 996, said Register's Office, and further amended in Book 8092, page 322, said Register's Office.

3. The Plan of record in Book 7900, page 189, said Register's Office, shows an Owner's Certificate, certain easements and setback lines to which reference is hereby made.

4. Easements for TVA lines to the United States of America, of record in Book 1163, page 154, and Book 2240, page 271, said Register's Office.

5. Order of Possession granted to Metropolitan Government of Nashville and Davidson County for construction of sanitary sewers and/or drainage improvements of record in Book 6255, page 875, said Register's Office.

6. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 7382, page 773, said Register's Office.

7. Easement for flow of creek.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 whomever.

WITNESS this 15 day of February, 1991.

Rita Simpson

Rita Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita Simpson, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of February, 1991.

Notary Public

My Commission Expires: Notary Public, Tennessee, State At Large My Commission Expires [illegible]

7919 02/19 0101 03CHECK 64.75

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 17500.00
CON TX 57.75
PRFEE 1.00
MDEED 6.00
TOTAL 64.75
CHECK 64.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/19/91 01 16:07 0001 7919

93754

IDENTIF. TREFERENCE

FEB 19 4 10 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398188