22 / 12

BOOK 8347 PAGE 131

WARRANTY DEED

12609

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Roger A Graham
Affiant

Sworn to and subscribed before me this 7 day of May, 1991.

Robert F Spann
Notary Public

My Commission Expires: 11-26-94

IDENTIF. REFERENCE

MAY 7 2 13 PM '91

FELIX Z. N... REGISTER
DAVIDSON COUNTY TN.

PICK-UP

0046 05/07 0101 03CHECK 221.50

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
Roger Graham	Same
Po Box 101037	
Nashville, Tn 37210	
Map - Parcel Number:	
Map 95-14	
Par 63	

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, We, Steve A. Batten and wife, Teresa D. Batten hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger Graham, hereinafter referred to as Grantee, his heirs 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. 23 on the Map of Elm Hill Acres, Section No. I, of record in Book 2331, page 67, Register's Office for said County.

Said Lot No. 23 fronts 75.0 feet on the south side of Jade Drive and runs back between parallel lines 225.00 feet to a dead line.

Being the same property conveyed to Charles Taylor and Teresa Webb, and to the survivor of them, by deed from Frances Jenkins, a widow, of record in Book 5662, page 719, Register's Office for Davidson County, Tennessee. The said Charles Taylor having since quitclaimed his interest in said property to Teresa W. Taylor, by deed of record in Book 8347, page 129, Register's Office for said County. The said Teresa W. Taylor being one and the same persons as Teresa Webb; she being one and the same person as Teresa D. Batten.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging

to said Grantee, his successors and assigns, forever, and we do covenant with the said Grantee that we are lawfully seised 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 representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 our hands, this 7 day of May, 1991.

Steve A. Batten
STEVE A. BATTEN

Teresa D. Batten
TERESA D. BATTEN

STATE OF TENNESSEE

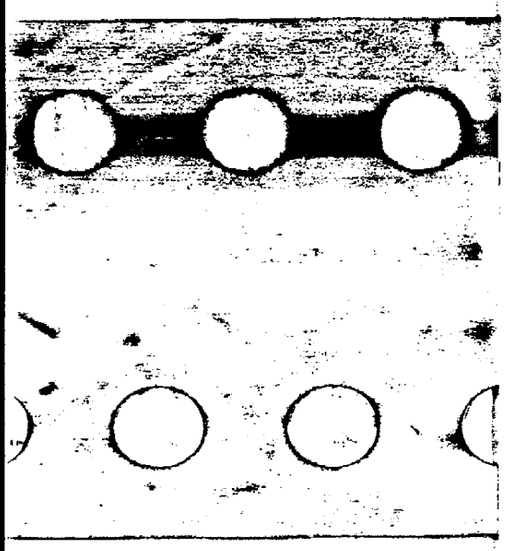
COUNTY OF DAVIDSON

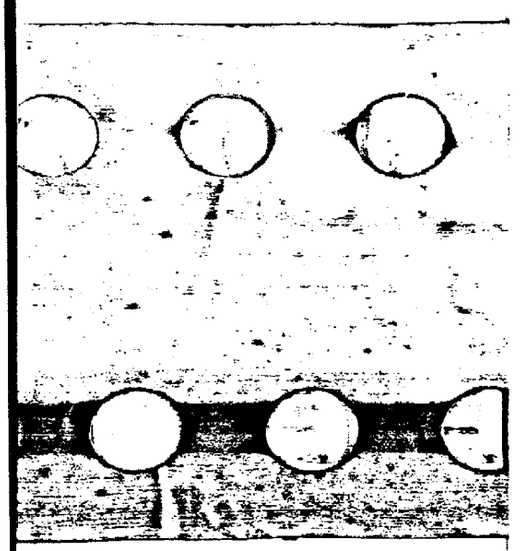
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE A. BATTEN and wife, TERESA D. BATTEN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of May, 1991.

NOTARY PUBLIC

My Commission Expires: 11-26-94





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8347 PAGE 133

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 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/91 01 14:13 0001 0046

I 2609

IDENTIF. TREFERENCE

MAY 7 2 13 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 419680