BOOK 8415 PAGE 792

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh)
(PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 140000.00

Affiant

Sworn and subscribed before me this 1st day of August, 1991.

Notary Public

My Comm. Expires: 9-25-93

ADDRESS NEW OWNER:
Walter Batey
107 Longwood Place
Nashville, TN 37215

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
117-9-B-29

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Third National Bank, Co-Trustee and W. Ovid Collins, Jr., Co-Trustees Under the Will of Russell M. Crawford,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Batey and spouse, Lois D. Batey,** hereinafter called the **Grantee,** Grantee's 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. 29 on the Plan of Longwood of record in Book 5200, Page 86, Register's Office for said County, as revised as to floor areas and lot coverages in Book 5419, Page 183, said Register's Office.

Said Lot No. 29 fronts 60.00 feet on the westerly margin of Longwood Place and extends back 80.50 feet on its southerly line and 124.41 feet along the curving margin of Longwood Court, its northerly and westerly lines, to a point of intersection.

Being the same property conveyed to Russell M. Crawford by quitclaim deed from Gerald Gallagher Crawford of record in Book 6405, Page 640, said Register's Office. Russell M. Crawford has since died and devised subject property to Third National Bank in Nashville and W. Ovid Collins, Jr. as Co-Trustees with full power, under two trusts created under the will of Reccord in Will Book 170, Page 337 Probate Court Clerks Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 5344, Page 353, said Register's Office, and to the matters set forth in the above referenced plan of record.

Notwithstanding the warranty provisions herein, the Grantor's warranties are limited to the acts of Grantor while in title to the described property.

This is improved property, known as: 107 Longwood Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 1991.

Third National Bank, Co-Trustee Under the Will of Russell M. Crawford

By: Nancy Craig
Nancy Craig, Trust Real Estate Officer

W. Ovid Collins
W. Ovid Collins,Jr., Co-Trustee Under the Will of Russell M. Crawford

State of Tennessee
County of Davidson

On this 1st day of August, 1991, before me the undersigned authority, personally appeared Nancy Craig, Trust Real Estate Officer for Third National Bank, Co-Trustee and W. Ovid Collins, Jr. Co-Trustee , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3-27-93

Notary Public

37.40y

IDENTIFICATION

AUG 7 1 58 PM '91

1679 08/07 0101 03CHECK 525.00

BOOK 8415 PAGE 793

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8415 PAGE 794

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

CAMT 140000.00

CON TX 518.00

PRFEE 1.00

WDEED 6.00

TOTAL 525.00

CHECK 525.00

08/07/91 01 13:59 0001 162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.4U9

IDENTIFICATION REFERENCE

AUG 7 1 58 PM '91

No. 448199