BOK 23

File No: 8484-1

BOOK 8446 PAGE 257

Address New Owner:	Send Tax Bills To:	Map/Parcel
Emma Batson	Same	Map 171-8
1113 GLENWOOD AVE.		Parcel 40
NASHVILLE, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, FLORENCE F. WILLIAMS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said EMMA BATSON, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 141, on the plat of Cloverland Acres, Section 13, Revision, of record in Book 6050, Page 479, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING A PORTION of the same property conveyed to Jesse M. Williams and wife, Florence F. Williams, by deed from Margaret F. Trew, Trustee, of record in Book 1539, Page 287, said Register's Office. Jesse M. Williams has since died on October 9, 1984. Florence F. Williams acquired said property as surviving tenant by the entirety, and remains unmarried at this date. Jesse M. Williams and wife, Florence F. Williams were continuously married from November 5, 1947 to the date of his death.

THIS PROPERTY is conveyed subject to all matters shown on Plat of record in Book 6050, Page 479, said Register's Office; restrictions and easements of record in Book 8420, Page 175, as re-recorded in Book 8436, Page 789, said Register's Office; easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 7913, Page 120, and in Book 8259, Page 206, said Register's Office; any easements, restrictions and/or any other limitations of record; and all applicable local government planning, building and zoning regulations.

THIS IS unimproved property located on Cloverland Drive, Brentwood, Tennessee. This property and improvements are transferred in "AS IS" (and "where is") condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said EMMA BATSON, unmarried, her heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this 19TH day of September, 1991.

Florence F. Williams
By Eugene R. Williams

FLORENCE F. WILLIAMS, by Eugene R. Williams, attorney in fact, of record in Book 8436, Page, 780, said Register's Office

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

X Eugene R. Williams
AFFIANT

Sworn to and subscribed before me this 19TH day of September, 1991.

David Coleman
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene R. Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Florence F. Williams, and acknowledged that he executed the same as the free act and deed of the said Florence F. Williams, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19TH day of September, 1991.

David Coleman
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 5/22/93.

Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

48188

SEP 19 3 28 PM '91

23623 09/19 0101 03CHECK 99.50



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

RECEIVED OF _____

FOR _____

BOOK 8446 PAGE 259

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	25000.00
			CON TX	92.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	99.50
			CHECK	99.50
09/19/91	01		15:30 0001	2363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

481188

COUNTER REFERENCE

SEP 19 3 28 PM '91

No. 460583