This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

BOOK 8801 PAGE 906

ADDRESS NEW OWNER:
Randy L. Batey and Tersea A. Batey
13 Fern Avenue
Nashville, TN 37207-5065

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Bank
P. O. Box 1718
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 95-14
PARCEL 91
03DZ-32685

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Melba D. Duke, unmarried hereinafter called the Grantor, who retains a life estate in the said property, have bargained and sold, and by these presents do transfer and convey unto Randy L. Batey and wife, Tersea A. Batey, as tenants by the entirety , 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. 4 on the Plan of Elm Hill Acres, Section No. 1, of record in Book 2331, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Melba D. Duke, ummarried , by deed from Don B. Tolbert and wife, Linda Tolbert of record in Book 6608, Page 270, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by TransFinancial Bank of record in Book 6608, Page 273, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 2136 Elm Hill Pike, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randy L. Batey and wife, Tersea A. Batey, subject to a life estate in Melba D. Duke, their heirs and assigns, forever; and I, Melba D. Duke, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

69694

IDENTIFICATION REFERENCE

DEC 2 11 49 AM '92

ELIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

PICK-UP

Witness our hands this the 14 day of December, 1992.

Melba D. Duke

Melba D. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melba D. Duke, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1 day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 7-22-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

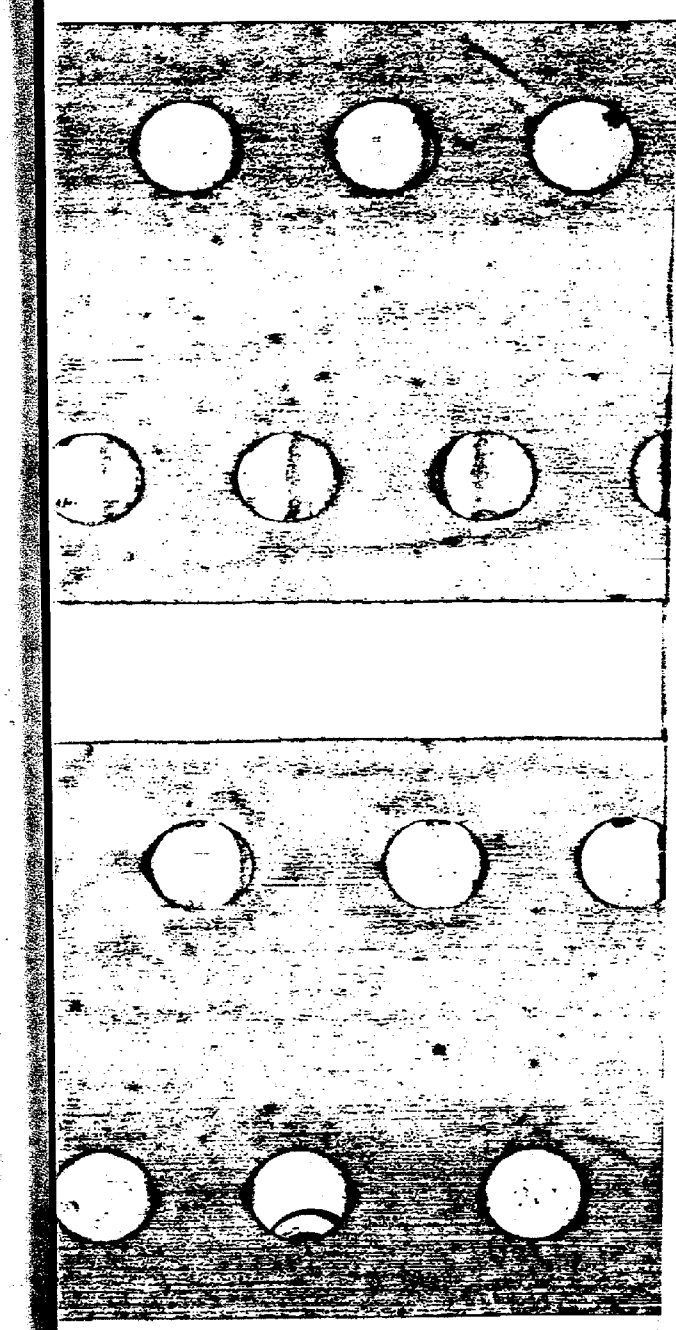
The actual value or consideration, whichever is greater, for this transfer is $ 3,189.31

Randy Boaty Teresa A. Baley
AFFIANT

Subscribed and sworn to before me this 1 day of December, 1992.

NOTARY PUBLIC
My Commission Expires: 7-22-96

7181 12/02 0101 03CHECK 20.84



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

RECEIVED OF _____

FOR _____

BOOK 8801 PAGE 908

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	3189.31
			CON TX	11.84
			PRFEE	1.00
			MDEED	8.00
			TOTAL	20.84
			CHECK	20.84
12/02/92	01		11:47 0001	7181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69694

IDENTIFICATION REFERENCE

DEC 2 11 49 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 596439