This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8866 PAGE 737

ADDRESS NEW OWNER:
Ronald E. Batson
1727 23rd Avenue North
Nashville, TN 37208

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 81-10
PARCEL 240
08DA-11815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lena Mai Hall, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ronald E. Batson, unmarried, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 381 in J.M., T. J. and G. W. Hardings Plan of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 381 fronts 50 feet on the westerly side of Laaland (now 23rd Avenue North) and runs back between parallel lines 189 feet to a line in the rear.

Being the same property conveyed to Lena Mai Hall, by deed from Marsha Cecilia Irwin and Mark Anthony Irwin, devisees of the Will of Mamie Bullock, of record in Book 6530, Page 187, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

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

Taxes for 1993 have been pro-rated and assumed by Grantee(s).

C. A. Hall joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is unimproved property known as 1709 23rd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald E. Batson, his heirs and assigns, forever; and we, Lena Mai Hall and husband, C. A. Hall do covenant with the said Grantee that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness our hands this the 11th day of February, 1993.

Lena Mai Hall

C. A. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lena Mai Hall and C. A. Hall, 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 11th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 7,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February, 1993.

NOTARY PUBLIC
My Commission Expires: 5/22/93

92966

IDENTIFICATION REFERENCE

FEB 17 9 46 AM '93

[illegible] REGISTER
DAVIDSON COUNTY, TN

4337 02/17 0101 03CHECK 34.90

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 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	7000.00
			CON TX	25.90
			PRFEE	1.00
			MTEED	8.00
			TOTAL	34.90
			CHECK	34.90

02/17/93 01 09:45 0001 4337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92966

IDENTIFI REFERENCE

FEB 17 9 46 AM '93

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

No. 621971