Prepared by:
David E. Cypress, Attorney
95 White Bridge Road, #507
Nashville, Tennessee 37205
(615) 356-1980

BOOK 9209 PAGE 174

QUITCLAIM DEED

From: H. Fred Batson Jr.
To: Lynne Batson Cypress

Address of New Owner:
H. Fred Batson Jr.
1940 Warfield Drive
Nashville, Tennessee 37215

Send Tax Bills To:
H. Fred Batson Jr.
1940 Warfield Drive
Nashville, Tennessee 37215

Map and Parcel Numbers: 131-2-53.00
131-2-54.00
131-2-55.00
Davidson County

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **H. Fred Batson Jr.**, of Davidson County, Tennessee, herein referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto my daughter, **Lynne Batson Cypress**, of Davidson County, Tennessee, herein referred to as the Grantee, her successors and assigns, a Remainder Interest in the following described tracts of land. I expressly retain a Life Estate in the following described property, during the remainder of my life. I state that I will recieve all rental income and have total control of this property, during my lifetime. I will be responsible for the payment of all operating expenses, including, but not limited to, any Local, State and Federal taxes, any maintenance and repair of the rental units and any capital improvements.

First Tract: A certain tract or parcel in Davidson County, Tennessee: Being Lot No. 1 on the Map of Colonial Heights, as of record in Book 1130, page 102, RODC. Said Lot No. 1 fronts 174.8 feet on the northerly side of Warfield Drive, as measured around a curve, and runs back 195 feet on the easterly line and 170 feet on the westerly line, along the easterly margin of an alley, to a point in the rear, being triangular in shape.

Being the same property conveyed to H. Fred Batson and wife, Marie C. Batson, from Bryan S. Manley and wife, Velna G. Manley, as of record in Book 3503, page 547, RODC.

Being the same property conveyed by Quitclaim Deed to H. Fred Batson from Marie C. Batson, as of record in Book 4928, page 609, RODC.

This is improved property, known as 1938-1940 Warfield Drive, Nashville, Tennessee 37215. It is identified in the Davidson County Assessor's Office as Map/Parcel No. 131-2-53.00.

Second Tract: Land in Davidson County, Tennessee: Being Lot No. 2 and the westerly part of Lot No. 3 on the Map of Colonial Heights, as of record in Book 1130, page 102, RODC.

According to an unregistered copy of a survey thereof made according to field measurements, by Hal R. Swann, Jr., Surveyor, August 20, 1948, said Lot and part of lot adjoin and front together 95.4 feet on the northerly side of Warfield Drive, as measured around a slight curve, and runs back between lines, 266 feet on the easterly line of said part of Lot No. 3, to an iron pin in the easterly margin of an alley, at the northerly terminus of same, and 195 feet on the westerly line of Lot No. 2, to a point in the easterly margin of said alley, measuring 152.4 feet on said alley.

Being the same property conveyed to H. Fred Batson and wife, Marie C. Batson, from Erin Gamble, as of record in Book 3503, page 517, RODC.

Being the same property conveyed by Quitclaim Deed to H. Fred Batson from Marie C. Batson, as of record in Book 4928, page 611, RODC.

This is improved property, known as 1934-1936 Warfield Drive, Nashville, Tennessee 37215. It is identified in the Davidson County Assessor's Office as Map/Parcel No. 131-2-54.00.

Third Tract: A certain tract or parcel of land in Davidson County, Tennessee: Being Lot No. 3, being the easterly part of Lot No. 3 and the westerly part of lot No. 4 on the Map of Colonial Heights, as of record in Book 1130, page 102, RODC.

According to an unregistered copy of a survey thereof made according to field measurements, by Hal R. Swann, Jr., Surveyor, August 20, 1948, said Lot and part of lot adjoin and front together 90.2 feet on the northerly side of Warfield Drive, as measured around a slight curve, and runs back between lines, 183 feet on the easterly line of said part of Lot No. 4 and 266 feet on the westerly line of Lot No. 3, to a dead line in the rear, measuring 152.4 feet thereon, said westerly line running back to a point in the easterly margin of an alley at its northerly terminus.

Being the same property conveyed to H. Fred Batson and wife, Marie C. Batson, from Durward C. Adams and wife, Evelyn R. Adams, as of record in Book 2440, page 575, RODC.

Being the same property conveyed by Quitclaim Deed to H. Fred Batson from Marie C. Batson, as of record in Book 4928, page 613, RODC.

This is improved property, known as 1930-1932 Warfield Drive, Nashville, Tennessee 37215. It is identified in the Davidson County Assessor's Office as Map/Parcel No. 131-2-55.00.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

H. Fred Batson Jr., Affiant

Subscribed and sworn to before me this 2nd day of January, 1994.

Louise Watkins
Notary Public

My commission expires: July 27, 1996

Witness my hand this 2nd day of January, 1994.

PICK-UP H. Fred Batson Jr.

03734
IDENTIF. ↑ REFERENCE

94 JAN -4 AM 10:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Louise Watkins, a Notary Public in and for said County and State, the within named H. Fred Batson Jr., Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 1994.

Louise Watkins
Notary Public

My commission expires: July 27, 1996

5518 01/04/94 0101 01CASH 12.00