This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
BOOK 8801 PAGE 906
This instrument prepared from information furnished by parties

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

RE-RECORD
BOOK 9852 PG 830

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

WARRANTY DEED

5857 11/07 0101 03CHECK 8.00

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 67 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
DAVIDSON COUNTY, TN

PICK-UP

RE-RECORD
95 NOV -7 AM 9:28
DAVIDSON COUNTY, TN

012055

**** This instrument is being re-recorded to correct Plat Book page from page 47, to page 67. 10/27/95

Witness our hands this the 1st day of December, 1992.

BOOK 8801 PAGE 907

Melba D. Duke

Melba D. Duke

RE-RECORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9852 PG 831

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

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