This instrument is being re-recorded to correct the legal description.

Box

WARRANTY DEED

BOOK 10023 PG 296

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1996

Notary Public

MY COMMISSION EXPIRES: October 9, 1999 (AFFIX SEAL)

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Battle	owner	81
(NAME) 1006 Clay Street	(NAME)	7
(ADDRESS) Nashville, TN 37208	(ADDRESS)	117
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thelma Mason, widowed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald C. Battle

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:

RE-RECORD

BOOK 10053 PG 345

Land in Davidson County, Tennessee, being the easterly 38 feet of the westerly 88 feet of Lot Nos. 46, 47 and 48 on the Plan of Owen's Buena Vista Lots, as of record in Plat Book 57, Page 26, Register's Office for said County, ~~to which reference is made for a more complete description.~~

Being the same property conveyed to Thelma Mason and Howard Mason by deed of record in Book 3344, Page 541, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Howard Mason having since died.

**Said part of Lots Nos. 46, 47 and 48 fronts 38 feet on the northerly side of Clay Street and runs back between parallel lines 154 feet to the southerly line of Lot No. 45.

0182854 IDENTIF. & REFERENCE

96 APR 22 PM 2:37

0173898 IDENTIF. & REFERENCE

RE-RECORD

unimproved ( )
This is improved (XX) property, known as 1006 Clay Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 3rd day of April 1996

Thelma Mason

DCTN01WC

BK 10023 PG 297

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Mason, widowed

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 4th day of April, 1996.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RE-RECORD BOOK 10053 PG 346

DCTN01WC