Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10187 PG 223

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Stanley W. Batey, et al 1815 Wedgewood Ave. Nashville, Tn. 37212	Same as New Owner	Map 38 Parcel 96 Field Book 14D 51250

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MINNIE FREUDEMANN by and through SENIOR CITIZENS, INC., Conservator for Minnie Freudemann, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto STANLEY W. BATEY and ACY BINKLEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the unrecorded Map of Mrs. Arthur Viaches' Subdivision of the westerly part of the Herschel Harding Property and described according to a survey made by Hickerson & Hickerson, Engineers, dated January 21, 1960, as revised March 22, 1960, as follows:

BEGINNING at an iron pin in the northwesterly margin of Freudeman Road, in a wire fence, in the east line of the Hugh Carney Property, which property adjoins the Old Hickory Boulevard; thence along said fence, North 35 deg. 30' West 640 feet to a point; thence North 35 deg. East 172 feet to a 12" elm tree, at the corner of Lot No. 2; thence with the line between Lots 1 and 2 South 29 deg. 30' east 686 feet to an iron pin in the margin of Freudeman Road; thence with the margin of the same, southerly 84 feet to the point of beginning, containing 1.9 ac., more or less.

BEING the same property conveyed to Emil Freudemann and wife, Minnie Freudemann, by deed from Margaret H. Graham of record in Book 3467, page 339, Register's Office for Davidson County, Tennessee. Minnie Freudemann was predeceased by her husband, Emil Freudemann. Senior Citizens, Inc. was appointed Conservator for Minnie Freudemann by Order of the Probate Court for Davidson County, Tennessee in the Matter of Minnie Freudemann, an adult, Docket Number 96P-279. By Order of the Probate Court for Davidson County, Tennessee, entered on August 26, 1996, the above described property was ordered sold, a copy of said Order Approving Sale of Real Property being attached as Exhibit "A" to this deed and incorporated herein by reference.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 6243 Freudeman Road, Whites Creek, Tennessee 37189.

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 the GRANTOR does covenant with the said GRANTEES, that MINNIE FREUDEMANN is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to easement for the flow of any creeks across the property.

And the GRANTOR, does further covenant and bind itself, its agents 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.

ADRIENNE LIPPARD was appointed Agent for SENIOR CITIZENS, INC. pursuant to an Action by Consent of the Executive Committee of Senior Citizens, Inc., as authorized by the Corporate By-Laws, to execute deeds and other documents necessary for the sale and transfer of the above described property.

WITNESS our hands on this the 10th day of September, 1996.

"GRANTOR"

SENIOR CITIZENS, INC.
Conservator for Minnie Freudemann

BY: _____
ADRIENNE LIPPARD, Agent

"GRANTEES"

_____
STANLEY W. BATEY

_____
ACY BINKLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY W. BATEY and ACY BINKLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of September, 1996.

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

_____
NOTARY PUBLIC

BOOK 10187 PG 225

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ADRIENNE LIPPARD, with whom I am personally acquainted and who acknowledged herself to be an Agent for SENIOR CITIZENS , INC., the bargainor, a corporation, and as such Agent, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as Agent.

WITNESS my hand and official seal, this the 10th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

MB 409-791

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN THE MATTER OF:

MINNIE FREUDEMANN, an adult.

NO: 96P-279

SENIOR CITIZENS, INC.
Conservator for Minnie Freudemann
1801 Broadway
Nashville, Tennessee 37203

V.

ERNEST FREUDEMANN
6378 Starvue Drive
Cincinnati, Ohio 45278,

and

OTTO FREUDEMANN
c/o Senior Citizens, Inc.
Conservator for Otto Freudemann
1801 Broadway
Nashville, Tennessee 37203,

Next-of-kin.

BOOK 10187 PG 226

ORDER APPROVING SALE OF REAL PROPERTY

This cause came on to be heard before the Honorable Frank G. Clement, Jr., Judge, on August 16, 1996, upon the Motion of the Conservator, SENIOR CITIZENS, INC., for an Order approving the sale of the ward's real property located at 6243 Freudemann Road, Whites Creek, Tennessee 37189; and the entire record in this cause, from all of which the Court finds:

1. On May 17, 1996, after a hearing in open Court, the Court ordered that the ward's real property located at 6243 Freudemann Road, Whites Creek, Tennessee 37189, shall be sold at public auction by Feller Brown Realty & Auction Company, 212 Madison Street, Nashville, Tennessee.

2. On July 27, 1996, the above-described real property was sold at public auction by said Realty & Auction Company to Stanley W. Batey and Acy Binkley for $42,000.00, subject to court approval.

It is therefore ORDERED, ADJUDGED and DECREED as follows:

1. The proposed contract for the sale of the ward's real property located at 6243 Freudemann Road, Whites Creek, Tennessee 37189, shall be, and the same is hereby, approved.

2. The herein-described real property shall be sold to Stanley W. Batey and Acy Binkley for a total sale price of $42,000.00, the remainder to be paid in full at closing, thereby divesting the ward out of any right, title and interest therein and vesting said right, title and interest in Stanley W. Batey and Acy Binkley.

BOOK 10187 PG 227

3. A duly authorized representative from the Conservator, SENIOR CITIZENS, INC., shall be, and is hereby, given the sole authority to sign a warranty deed transferring the ward's interest in the real property located at 6243 Freudemann Road, Whites Creek, Tennessee 37189, and all other closing documents on the ward's behalf.

4. The Conservator shall post a bond in the amount of $38,000.00.

5. All expenses associated with the sale of the above-described real property including, but not limited to, expenses of the auction, expenses incurred for the title insurance, prorated property taxes, real estate commissions, if any, maintenance fees and assessments, closing fees, closing attorney's fees and related costs necessary to complete the real estate sales transaction, shall be paid from the sale proceeds.

6. The remaining net proceeds of the sale shall be transferred and/or paid directly to the Conservator and used by the Conservator for the ward's continued support and benefit.

ENTERED this 26 day of August, 1996.

HON. FRANK G. CLEMENT, JR., JUDGE

APPROVED FOR ENTRY:

Laura Tek, #16523
ASHWORTH & HIGH
227 Second Avenue, North
Nashville, Tennessee 37201
615/256-7345
Attorney for Senior Citizens, Inc.

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was sent by U.S. Mail, postage prepaid, to:

Ernest Freudemann, 6378 Starvue Drive, Cincinnati, Ohio 45278; an Otto Freudemann, c/o Senior Citizens, Inc., Conservator for Otto Freudemann, 1801 Broadway, Nashville, Tennessee 37203; and

on this 16 day of August, 1996.

BOOK 10187 PG 228

LAURA TEK

7038 09/11 0101 03CHECK 180.40

STATE OF TENNESSEE, DAVIDSON COUNTY

I Richard R. Rooker, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of the original entered in my office. Minute Book 109A Page 791

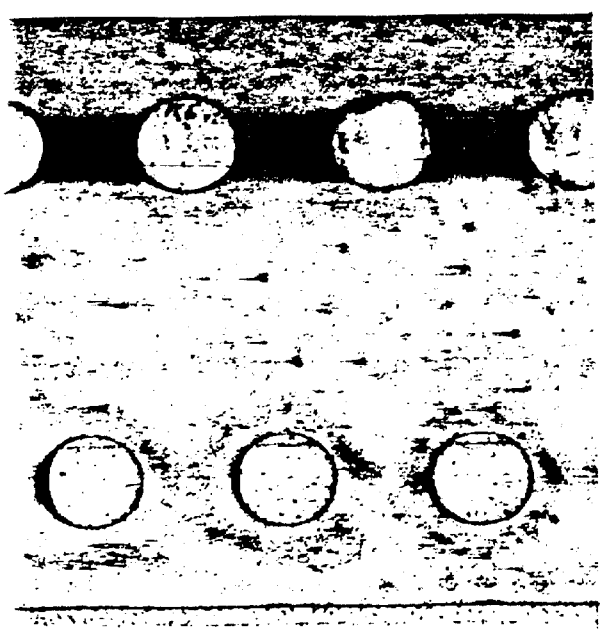
Given under my hand and official seal at office, in Nashville, this 5th of Sept 1996.

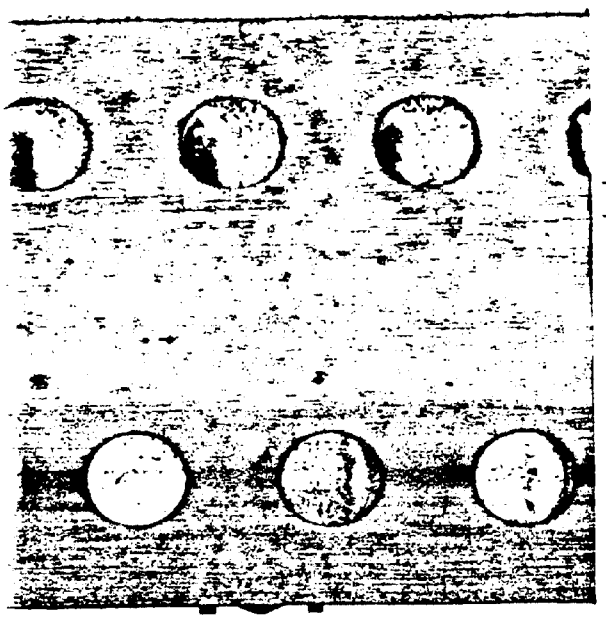
RICHARD R. ROOKER, CLERK

By _____ Deputy Clerk

0223906
IDENTIFICATION REFERENCE

96 SEP 11 AM 9:24
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

1001187 PG 229

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	42000.00
			CON TX	155.40
			PRFEE	1.00
			WDEED	24.00
			TOTAL	180.40
			CHECK	180.40
09/11/96	01	09:30 0001	7038	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223906
IDENTIF. # REFERENCE

96 SEP 11 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029506