Mail

BK 10269 PG 983

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Stanley Wayne Batey 1815 Welcome Lane Nashville, TN 37216	Same as New Owner	Map 73-13 Parcel 155 Field Book 15DA 53315

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, DEBORAH PATRICIA FINN, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto STANLEY WAYNE BATEY, unmarried, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

SAID Lot No. 58 fronts 63 feet on the North side of Mailan Drive, and runs back 158 feet on the East line and 156 feet on the West line to a dead line in the rear on which it measures 63.1 feet.

BEING the same property conveyed to Susan Holt Jamison and Deborah Patricia Finn by deed from Sue McKnight Evans, Trustee, of record in Book 8611, page 911, Register's Office for Davidson County, Tennessee. And, the said Susan Holt Jamison died on June 18, 1996 and under the terms and provisions of her Last Will and Testament the property is now vested in Deborah Patricia Finn, her only beneficiary and heir at law, in fee simple. By her signature hereto, Deborah Patricia Finn represents and warrants that all debts and obligations owing by Susan Holt Jamison during her lifetime or by reason of her death, have been fully paid and satisfied.

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

The current mailing address for said property is 2719 Mailan Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that she 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 Escrow Closing Attorney at closing.

2. Any and all matters as they may appear on the Plan of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee.

And the GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands on this the 21st day of November, 1996.

"GRANTOR"

Deborah Patricia Finn
DEBORAH PATRICIA FINN

"GRANTEE"

STANLEY WAYNE BATEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH PATRICIA FINN and STANLEY WAYNE BATEY, 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 21st day of November, 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 ~~$61,000~~.00.

Affiant

Sworn to and subscribed before me, this the 21st day of November, 1996.

Patsy C. Davidson
NOTARY PUBLIC

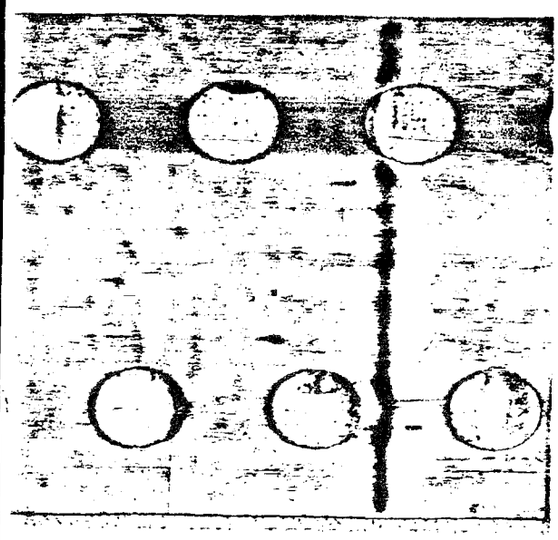
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
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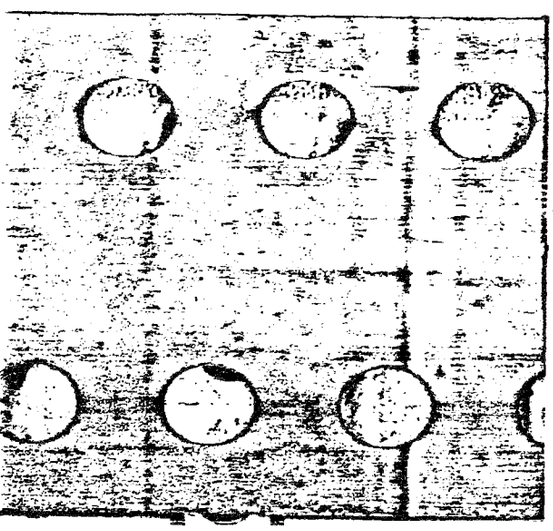
U249890
IDENTIF. ↑ REFERENCE

96 NOV 25 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.

9019 11/25 0101 03CHECK 234.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10269 PG 985

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	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	8.00
TOTAL	234.70
CHECK	234.70

11/25/96 01 13:26 0001 9019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249890
IDENTIF. ↑ REFERENCE

96 NOV 25 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.

No. 1091711