961000 45

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10411 PG 585

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Jo Ann Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF April, 19 97.

Peggy B. Simmons
NOTARY PUBLIC

My Commission expires: 1-24-98

THIS INSTRUMENT PREPARED BY

Devereaux D Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (NAME)	SAME (NAME)	81-10-251
P. O. Box 846 (ADDRESS)	(ADDRESS)	81-10-252
Nashville, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KARL EDWARD BATSON, ADMINISTRATOR OF THE ESTATE OF RONALD EUGENE BATSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

7618 04/09 0101 03CHECK 12.00

97 APR -9 AM 8:31
DAVIDSON COUNTY TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0292775
IDENTIFICATION REFERENCE

unimproved (X)
This is improved ( ) property, known as 1727 & 1729 23RD AVENUE, NORTH, NASHVILLE, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 8th day of April, 19 97.

Karl Edward Batson
KARL EDWARD BATSON, ADMINISTRATOR
OF THE ESTATE OF RONALD EUGENE BATSON

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10411 PG 586

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karl Edward Batson, Administrator of the Estate of Ronald Eugene Batson, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 1997.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

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Tract One:

Land in Davidson County, Tennessee, being Lot No. 369 on the Map of Harding Bros., Plan of Lots, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 369 fronts 50 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 180 feet more or less to an alley.

Being the same property conveyed to Ronald Eugene Batson by deed from Pamela U. Southall, an unmarried person of record in Book 7788, page 202, Register's Office for Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 370 on the Plan of J.M., T.J. and G.W. Harding's Addition as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 370 fronts 50 feet on the westerly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 189 feet, more or less, to an alley.

Being the same property conveyed to Ronald Batson by deed from Charles R. Batson, Jr., and wife, Doris Batson of record in Book 6781, page 539, Register's Office for Davidson County, Tennessee.

Ronald Batson is the same person as Ronald Eugene Batson. The said Ronald Eugene Batson having since died, and by Order of the Probate Court for Davidson County, Tennessee, Karl Eugene Batson, Administrator of the Estate of Ronald Eugene Batson, was directed to sign all documents necessary to convey title to the Grantee herein.