BOOK 10431 PG 102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Dennis L. Batts Kimberly R Batts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 5-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis L. Batts (NAME)	Tucker Federal Bank (NAME)	MAP 161-11
533 Tobylynn Drive (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 93
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Augusta, Georgia 30917-1788 (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, George Dean Young III and Shirley Stewart Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis L. Batts and wife, Kimberly R. Batts

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:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Huntington Park, Section Four, of record in Plat Book 4460, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Dean Young III and wife, Shirley Stewart Young, by deed from S. Vanessa McKinney Sampson and husband, David J. Sampson, of record in Book 8971, page 912, said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 74, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 4580, page 487, said Register's Office.

unimproved ( )
This is improved (X) property, known as 533 Tobylynn Drive, Nashville, Tennessee 37211
(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 our hand s this 25th day of April 19 97

George Dean Young III

Shirley Stewart Young, by Sheryl Thompson, Attorney in Fact

Shirley Stewart Young, by Sheryl Thompson,
Attorney in Fact

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 George Dean Young III

the bargainor _____, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 25th day of April, 1997.

Commission expires 7-26-97

Notary Public

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

4149 04/28 0101 03CHECK 434.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 1997, before me personally appeared Sheryl Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shirley Stewart Young and acknowledged that she executed the same as the free act and deed of Shirley Stewart Young. Witness my hand and seal this 25th day of April, 1997.

My Commission Expires:

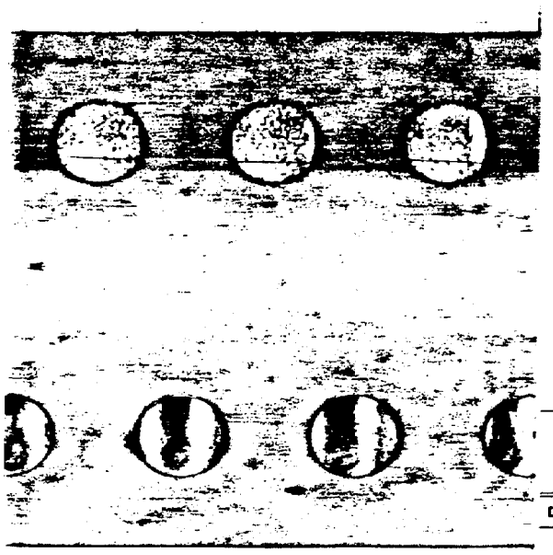
7-26-97

NOTARY PUBLIC

0298609
IDENTIF. ↑ REFERENCE

97 APR 28 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10431 PG 104

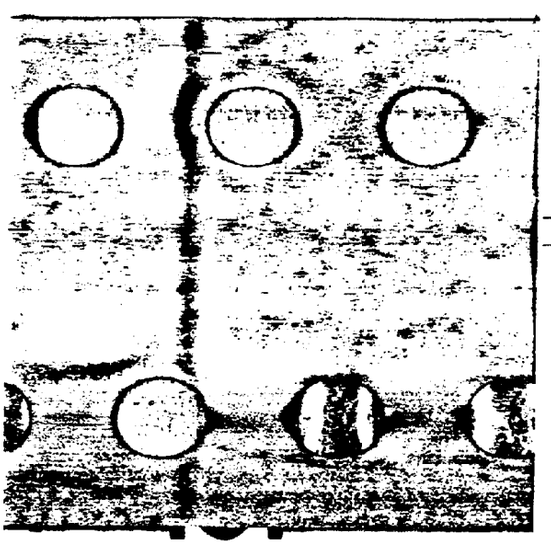
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

04/28/97 01 14:05 0001 4149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0298609
IDENTIF. ↑ REFERENCE

97 APR 28 PM 2:0
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144256