THIS INSTRUMENT PREPARED BY:
Based on information furnished
by the parties. No title search
was requested or performed.

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055

**WARRANTY DEED**

BOOK 10570 PG 124

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND AND 00/100 ($20,000.00) DOLLARS, cash in hand paid by RANDY BATEY, receipt of which is hereby acknowledged, I, CLAYTIE S. BATEY, have bargained and sold, and by these presents do transfer and convey unto the said RANDY BATEY, his heirs and assigns, a certain tract or parcel of land as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and being Building No. 51, Unit 283, and Garage No. 4, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; and Book 5259, Page 5, all in the Register's Office of Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Claytie S. Batey by deed from James L. Sloan and wife, Deborah L. Sloan, dated December 3, 1986, of record in Book 7059, Page 119, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RANDY BATEY, his heirs and assigns, forever. And I do covenant with the said RANDY BATEY, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said RANDY BATEY, his heirs and assigns, against the lawful claims of all persons whomsoever.

BILLY JOE BATEY, spouse of CLAYTIE S. BATEY, joins in this conveyance for the purpose of conveying any right, title, or interest that he might have in the above described property.

**WITNESS OUR HANDS,** on this 12th day of August, 1997.

Claytie S. Batey
CLAYTIE S. BATEY

Billy Joe Batey
BILLY JOE BATEY

0337881
IDENTIF. ↑ REFERENCE

97 AUG 15 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, CLAYTIE S. BATEY and husband, BILLY JOE BATEY, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of August, 1997.

Juanita Buttrey
NOTARY PUBLIC

My Commission Expires: 02/24/98

JUANITA BUTTREY NOTARY PUBLIC AT LARGE DICKSON COUNTY TENNESSEE

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Randy K. Batey
Affiant

Sworn to and subscribed to before me this 15 day of August, 1997.

B. Edwards Dep. Reg.
~~Notary Public~~

~~My Commission Expires:~~ _____

**********

MAP: 142-6B
PARCEL: 283

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
**Randy Batey**
Unit 283
810 Bellevue Rd
Nash 37221

BOOK 10570 PG 125

I:\docs\title\batey.jb (8/97)

7212 08/15 0101 03CHECK 83.00

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 10570 PG 126

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CASH | 2000.00 |
| | | | CON TX | 74.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 83.00 |
| | | | CHECK | 83.00 |

08/15/97 01 12:48 0001 7212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0337881
IDENTIF. # REFERENCE

97 AUG 15 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1186774