Prepared by:
**After Recording Return To:**
**Title Enterprises, Inc.**
**3354 Perimeter Hill, #114**
**Nashville, Tennessee 37211**

BOOK 10580 PG 202

----------**SPACE ABOVE THIS LINE FOR RECORDING INFORMATION**----------

# WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **WILLIAM C. FRANKLIN, JR. AND WIFE, WANDA W. FRANKLIN** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **HENRY BATSON AND WIFE, SANDRA BATSON, as tenants by the entirety,** hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Ritherford County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 23 on the map of C.W. Ashcrafts's Subdivision, No. 11 of the Boyd McNairy Tract as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 35 feet on the southerly side of Batavia Street, and runs back between parallel line 110 feet at an alley, and being the same property described in Deed of record in Book 4084, page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed William C. Franklin, Jr.. from Jean Charlton, of record in Deed Book 4084, page 74, Register's Office for Davidson County,Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 18th day of August, 1997

W Franklin
**WILLIAM C. FRANKLIN, JR.**

Wanda W. Franklin
**WANDA W. FRANKLIN**

97 AUG 25 PM 12:51
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0340867

BOOK 10580 PG 203

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM C. FRANKLIN, JR., the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 18th day of August, 1997.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WANDA W. FRANKLIN., the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 22nd day of August, 1997.

Leona M. Mayo
Notary Public

My Commission Expires: [illegible]

LEONA M. MAYO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elizabeth A. Domen
Affiant

Subsubscribed and sworn to me this 22nd day of August 1997.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Map 00092, Group 07, Parcel 68.00

Address of New Owner:

HENRY BATSON
2415 BATAVIA STREET
NASHVILLE, TN 37208

Send Tax Bills to:

SAME

# EXHIBIT 'A'



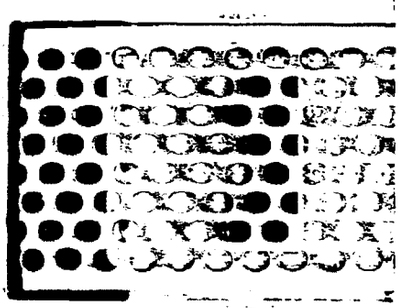
Being Lot No. 23 on the map of C.W. Ashcraft's Subdivision , No. 11 of the Boyd McNairy Tract as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 35 feet on the southerly side of Batavia Street formerly Prospect Street, and runs back between parallel lines 110 feet to an alley, and being the same property described in Deed of record in Book 4084, page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Franklin, a married person by deed from Lois Jean Charlton by deed recorded in Book 8284, page 662, Register's Office for Davidson County, Tennessee.

0421 08/25 0101 03CHECK 83.00

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



RECEIVED OF _____

FOR _____

BOOK 10580 PG 205

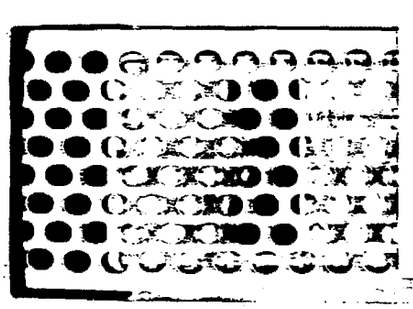
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

08/25/97 01 12:52 0001 0421

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0340867
IDENTIF. ↑ REFERENCE

97 AUG 25 PM 12:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1189942