Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1391

# WARRANTY DEED

BOOK 10661 PG 105

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald N. Battle,** and wife, **Mary K. Battle, Trustees U/A/D Nov. 21, 1995**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melanie D. Swift, and husband, John D. Stafford**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of West Meade Estates, Section I, as of record in Book 2663, Page 110, said Register's Office.

Said Lot No. 92 fronts 120 feet on the southerly side of Brownlee Drive and runs back between lines, 364 feet on the westerly side and 346.5 feet on the easterly side to a dead line to the rear, on which it measures 121.1 feet.

Being the same property conveyed to the Grantor by Instrument of record in Book 9878, page 234, RODC. The Grantors hereby state that The Gerald N. Battle and Mary K. Battle Joint Revocable Living Trust Agreement dated November 21, 1995 gives the within named Trustees authority to sell and convey the herein real property. The undersigned beneficiaries of said Trust join in this conveyance as evidence of their approval of this conveyance.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

4675 10/28 0101 03CHECK 702.75

**This is improved property, known as:** 6417 Brownlee Drive, Nashville, TN 37205

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 28th day of October, 1997

Gerald N. Battle
**Gerald N. Battle, Trustee U/A/D**
Nov. 21, 1995

Mary K. Battle by
**Mary K. Battle, Trustee U/A/D Nov. 21, 1995**
BY: Gerald N. Battle ATTY IN FACT
Gerald N. Battle, Attorney In Fact

Gerald N. Battle
Gerald N. Battle

Mary K. Battle by
Mary K. Battle
By: Gerald N. Battle
Gerald N. Battle, Attorney In Fact

BOOK 10661 PG 196

**State of Tennessee** )
**County of Davidson** )

On this the 28th day of October, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Gerald N. Battle** , and Gerald N. Battle as Attorney in Fact for Mary K. Battle the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed ~~of the said~~ Gerald N. Battle , and as a free act and deed of Mary K. Battle by Gerald N. Battle as her Attorney In Fact.

Notary Public

My Commission Expires: 11-22-97

**State of Tennessee** )
**County of Davidson** )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$187,500.00**.

Affiant

Sworn and subscribed before me on this the ~~28th day~~ of October, 1997.

Notary Public

My Commission Expires: 1-22-97

0363483

IDENTIF. & REFERENCE

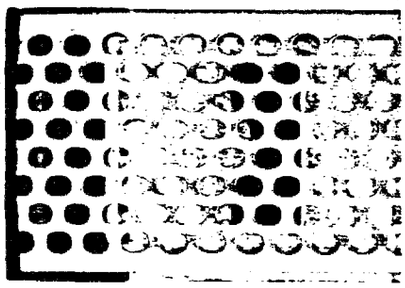
97 OCT 28 PM 3:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**NEW OWNER:**
**Melanie D. Swift**
**6417 Brownlee Drive**
**Nashville, TN 37205**

**RESPONSIBLE FOR TAX PAYMENT:**
**SAME**

**TAX MAP-PARCEL #:**
**115-11-32**



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

RECEIVED OF _____

FOR _____

BOOK 10661 PG 107

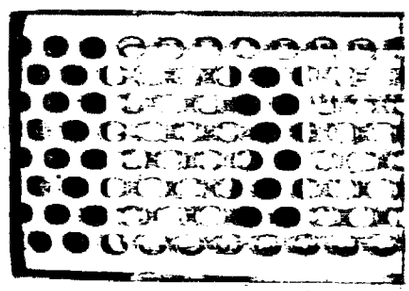
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT
187500.00
CON TX 693.75
PRFEE 1.00
WDEED 8.00
TOTAL 702.75
CHECK 702.75

10/28/97 01 15:05 0001 4675

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



0363483
IDENTIF. # REFERENCE

97 OCT 28 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1213917