BOOK 10855 PG 884 268

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Dennis Ray Batey	[New Owner	[ ]
[5303 Charlotte Avenue	[	[Map 91-15]
[Nashville, TN 37209	[	[Parcel 383]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		98-03-4983]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Floyd A. Batey, Sr., (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Dennis Ray Batey, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the Plan of a Subdivision of the Preston Loveless Property of record in Book 5800, page 224, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 100.0 feet on the southerly margin of Charlotte Pike and extends back 112.0 feet on the westerly line and 103.0 feet on the easterly line to a broken line in the rear measuring 106.32 feet thereon.

Being the same property conveyed to Floyd A. Batey, Sr. by Warranty Deed from Preston Loveless and wife, Julie Loveless of record in Book 6090, page 606, said Register's Office for Davidson County, Tennessee.

The real described property is not the homestead of Floyd A. Batey, Sr. and never has been and is investment property owned by Floyd A. Batey, Sr.

Grantor reserves an option during his lifetime to re-purchase the above described real property for a sum equal to the purchase price paid by the Grantee to Grantor herein.

The option shall be subject to and is hereby subordinated to any rights of Farmers and Merchants Bank, pursuant to the Deed of Trust recorded simultaneously with this Warranty Deed.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants.

This is improved property commonly known as 5303 Charlotte Avenue, Nashville, TN 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $200,000.00.

Affiant

[Subscribed and sworn to before me this [24th day of March, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns,

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of March, 1998.

Floyd A. Batey, Sr.

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 bargainor, Floyd A. Batey, Sr. with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 24th of March, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0417248
IDENTIF. ▲ REFERENCE
98 MAR 26 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1256 03/26 0101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 10855 PG 886

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	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	8.00
TOTAL	749.00
CHECK	749.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/98 01 14:52 0001 1256

04 17248
IDENTIF. ↑ REFERENCE

98 MAR 26 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271541