[redacted]

Bc

BK 10559 PG 780

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9 1999

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Jennifer Davenport
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/20/98

Lori Holloway
Notary Public

MY COMMISSION EXPIRES October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ephraim McLean Old III	National Bank of Commerce	163-11-1thru 4
(NAME) #102 7105 Crossroads Blvd	(NAME) 7770 Poplar Avenue	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Germantown,Tennessee 38138	
(CITY) (STATE) (ZIP)	(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, **GARY BATSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EPHRAIM MCLEAN OLD III** 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. 1, 2, 3 and 4 on the Plan of Baby Ruth Lane Estates of record in Plat Book 9700, Page 611, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Gary Batson by deed of record in Book 10480, Page 260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

2403 03/30 0101 03CHECK 279.00

This is improved ( ) property, known as

(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 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 my our hand(s) this 20th day of March, 1998.

Gary Batson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Gary Batson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 20th day of March, 1998

Commission expires: October 9, 1999

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9, 1999

Lori Holloway Notary Public

041834.7
IDENTIF. & REFERENCE

98 MAR 30 PM 1:21

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10859 PG 781

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

CHRT
100000.00
DON TX 370.00
PRFEE 1.00
MTGFEE 6.00
TOTAL 377.00
CHECK 377.00
03/30/98 01 13:25:00% 5455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04183347

IDENTIF. # REFERENCE

98 MAR 30 PM 1:21

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

No.1272675