Book 12

WARRANTY DEED

BOOK 10911 PG 381

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: ~~April 22, 2001~~ 11/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Kline (NAME)	Capital Bank & Trust Company (NAME)	MAP 118-14,
3909 Crestridge Drive (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL #157
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Barbara Shannon Bateman Revocable Trust, Barbara Shannon Bateman, Trustee and Barbara Shannon Bateman, individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Kline and wife, Margaret E. Kline

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. 79 on the Plan of Brookhaven Estates, as of record in Book 1835, Pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Barbara Shannon Bateman Revocable Trust, Barbara Shannon Bateman, Trustee, by Quitclaim deed from Thomas Edward Bateman and Barbara Shannon Bateman, of record in Book 9082, Page 654, Register's Office for Davidson County, Tennessee.

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

THOMAS Edward Bateman, spouse of the above named Barbara Shannon Bateman, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his martial rights.

98 MAY -1 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

0432437

unimproved ( )
This is improved (X) property, known as 3909 Crestridge Drive, Nashville, TN 37204
(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 and 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 hand this 30th day of April 19 98

Barbara Shannon Bateman, Trustee

Barbara Shannon Bateman, Trustee & Individually

Thomas Edward Bateman

14.00 0.50 0101 03CHECK 1213-3

BOOK 10911 PG 382

BK10911Pg382

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 Barbara Shannon Bateman Revocable Trust, Barbara Shannon Bateman, Trustee, and Thomas Edward Bateman, and Barbara Shannon Bateman, Individually

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~he/she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 98

Commission expires April 22, 2001

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Warranty Deed from Barbara Shannon Bateman, Trustee, to William R. Kline and wife, Margaret E. Kline.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 10911 PG 383

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
325500.00
CON TX 1204.35
PRFEE 1.00
WDEED 8.00
TOTAL 1213.35
CHECK 1213.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BANK

05/01/98 01 15:45 0001 1493

043243 7
IDENTIF. ↑ REFERENCE

98 MAY -1 PM 3:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287573