BOOK 10937 PG 914

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Karen Hodge	[New Owner	[ ]
[715 Myrtle Street	[	[Map 82-8]
[Nashville, TN 37206	[	[Parcel 198]
[	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		98-04-5087]

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, Charles A. Batson, a married person (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, Karen Hodge, unmarried, (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. 8 on the Map of McNish's subdivision of McFerrin's 6 1/4 acre tract in East Nashville, of record in Book 57, page 129, Register's Office for said County. Said lot fronts fifty feet on the easterly side of Myrtle Street and runs back between parallel lines 162 feet, more or less, to an alley.

Being the same property conveyed to Charles A. Batson, an unmarried person by Warranty Deed from John S. Bransford and Dudley Bransford, Trustees and Executors under the Will of Anna Mary Bransford, recorded in Will Book 81, page 449, Office of Clerk of County Court, Davidson County, Tennessee of record in Book 1490, page 612, said Register's Office for Davidson County, Tennessee.

Doris Batson, wife of Charles A. Batson joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

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 and restrictive covenants of record.

This is improved property commonly known as 715 Myrtle Street, Nashville, TN 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

[Subscribed and sworn to before me this 18th day of May, 1998.

Notary Public

My Commission Expires: 3-6-99

98 MAY 19 PM 12:30

FELIX A. ESTES REGISTER
DAVIDSON COUNTY, TN

0439867

IDENTIFICATION REFERENCE

NOTARY PUBLIC AT LARGE SOV CO. TENN

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, forever.

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 herself, her 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 18th day of May, 1998.

Charles A. Batson

Doris Batson

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 bargainors, Charles A. Batson and wife, Doris Batson, the bargainors, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 18th of May, 1998.

NOTARY PUBLIC

My Commission Expires: 3-6-99

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

9260 05/19 01:01 03CHECK 23

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

RECEIVED OF _____

FOR _____

BOOK 10937 PG 916

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00
05/19/98 01 12:31 0001 9390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439867
IDENTIF. ↑ REFERENCE
98 MAY 19 PM 12:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1295374