BOOK 10956 PG 800

BOX 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 98

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5.27.01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Hampton	same	MAP 162
(NAME)	(NAME)	
4813 Nolensville Road		PARCEL 86 & 85
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Claudie Battle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Hampton

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:

Tract 1:
Land in Davidson County, Tennessee, lying in the 5th Civil District of said County, more particularly described according to a survey of Norrris H. Hickerson, Engineers, dated July 20, 1954, as follows:

Beginning at a stake in the southerly side of Old Hickory Boulevard, as now established, said stake being loated South 69 deg. 15' West 120.5 feet from a point in the center of Old Hobson Pike, and being the original beginning of a deed recorded in Book 910, page 215, Register's Office; thence South 69 deg. 15' West 12.9 feet to a cross road; thence South 1 deg. 15' West 152.1 feet to an iron pin in an old fence and tree row; thence North 69 deg. 15' East 97.7 feet to an iron pin located on the Southwest margin of Old Hickory Boulevard; thence North 31 deg. 30' West 146 feet to the point of beginning.

Tract 2:
Being 14907 Old Hickory Blvd., Nashville, Tennessee.

Davidson County, Assessor's Map/Par. No. 162-85 (legal description to be furnished by surveyor)

CONTINUED

unimproved ( )
This is improved (X) property, known as 14897 & 14907 Old Hickory Blvd., Antioch , TN
(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 27th day of May 19 98

Claudie Battle by Mary Vaughn (Atty in fact

Claudie Battle
By Mary Vaughn by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 27, 1998, before me personally appeared Mary Vaughn to me known to be the person who executed the foregoing instrument in behalf of Claudie Battle and acknowledged that she executed same as the free act and deed of said Claudie Battle for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May 1998.

My Commission Expires: 5.27.01

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Phyllis Keenan
Notary Public

0444749
IDENTIF. A REFERENCE

98 JUN -2 PM 12:35

DAVIDSON COUNTY TN

4551 06/02 01:01 03CHECK 318.25

LEGAL DESCRIPTION CONTINUATION

Tract 1:
Being the same property conveyed to Luther Battle, Jr. and wife, Claudie Battle by deed from Marie W. Cohen of record in Book 4200, page 222, Register's Office for Davidson County, TN. The said Luther Battle, Jr. having since died and the property vested in Claudie Battle by estate by the entireties.

Tract 2:
Being the same property conveyed to Claudia Battle by deed from Robert B. Beck and wife, Martha Lu Beck of record in Book 10943, page 543, Register's Office for Davidson County, TN. Claudia Battle and Claudie Battle are one and the same person.

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

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

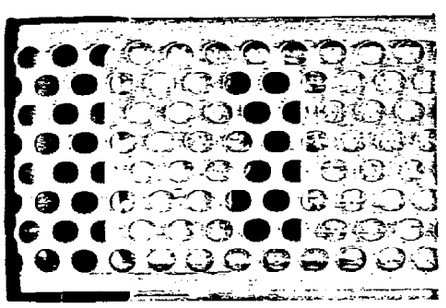
The legal description is the same as the previous deed of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10956 PG 803

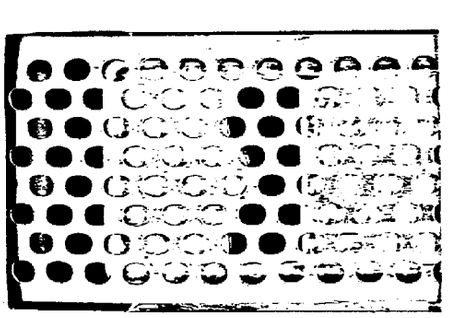
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 12.00
TOTAL 318.25
CHECK 318.25

06/02/98 01 12:37 0001 4551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0044749

IDENTIF. & REFERENCE

98 JUN -2 PM 12:35

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1300483