WARRANTY DEED

BOOK 11205 PAGE 695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

LaTrece McAdoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

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 M. Old III	Owner	83-11-6163-11-7
(NAME) 3155 Waynesboro Hwy	(NAME)	
(ADDRESS) Lawrenceburg, TN 38464	(ADDRESS)	
(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 M. Old III, BUILDER 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. 6 and 7 on the Plan of Baby Ruth Estates Section 1 of record in Plat Book 9700, Page 611, Register's Office for said County, to which reference is made for a more complete description.

Tax Part of
Being 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.

unimproved ☒
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 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.

IDENTIF. ◄ REFERENCE

98 NOV 16 PM 1:26
CELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7253 11/16 0101 03CHECK 196.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness **my/our hand(s)** this **10th day of November, 1998**.

Gary 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 Gary Batson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11/10/98.

Commission expires: 5/26/2002

Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11205 PAGE 697

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 196.00
CHECK 196.00

11/16/98 01 13:26 0001 7253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05127785
IDENTIF. ← REFERENCE

98 NOV 16 PM 1:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372336