114.5c

BOX 25-B

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

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WARRANTY DEED

Name and Address of New Owner:
David Michael Brown
211 Sandra Drive
Lavergne, TN 37086

Send Tax Bills To:

New Owner

Street Address of Subject Propert	**Map-Parcel No:**
4284 LaVergne Couchville Pike	**167-47.00**
Nashville, Tn 37210	

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANNIE B. BATEY, UNMARRIED, "GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **DAVID MICHAEL BROWN, "GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his 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 15 day of ~~November~~ December, 1998.

Annie B. Batey

By: Betty J. Schroeder
Betty J. Schroeder,
Attorney In Fact

STATE TENNESSEE]
COUNTY OF DAVIDSON]

On this 15 day of ~~November~~ December, 1998, before me personally apppeared Betty J. Schroeder, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Annie B. Batey and acknowledged that she executed the same as the free act and deed of the said Annie B. Batey. Said Power of Attorney being of record in Book 10507, page 54, Register's Office for Davidson County, Tennessee..

Witness my hand and official seal at Nashville, Tennessee, this the 15 day of ~~November~~ December, 1998.

Notary Public
My commission expires: 7-27-2002

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $27,000.00.

Affiant

Subscribed and sworn to before me,
this the 15 day of ~~November,~~ December, 1998.

Notary Public

My commission expires: 7-27-2002

EXHIBIT A

Land in Davidson County,Tennessee, described as follows:

BEGINNING on a stake on the west margin of the Lavergne-Couchville Pike at the SE corner of the property conveyed to Norwood Butner and wife, by J. E. Hill by deed of record in Book 1372, page 522, Registr's Office for Davidson County, Tennessee; thence with said Pike south 7 degrees west 210 feet to a cedar post; thence north 86 degrees 45 minutes west 210 feet to a stake; thence north 7 degrees east 210 feet to the south line of said Butner property; thence with same south 86 degrees 45 minutes east 210 feet to the beginning.

Being the same property conveyed to Dave E. Batey and wife, Ruby L. Batey by deed from Martha P. Pone Villines and husband John C. Villines as of record in Book 5512, page 166, Register's Office for Davidson County, Tennessee, both Dave E. Batey and wife, Ruby L. Batey being deceased and the said Ruby L. Batey having predeceased Dave E. Batey, said property now being vested in Annie B. Batey as the only heir-at-law of Dave E. Batey.

THIS INSTRUMENT PREPARED BY DAVID B. HERBERT, ATTORNEY, 200 FOURTH AVENUE, NORTH, NASHVILLE, TENNESSEE, UPON INFORMATION FURNISHED BY THE PARTIES HEREIN.

0525902

IDENTIF. & REFERENCE

98 DEC 16 AM 9:00

REGISTER
DAVIDSON COUNTY, TN.

1242 12/16 0101 03CHECK 114.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	114.90
CHECK	114.90

12/16/98 01 09:00 0001 1242

0525902
IDENTIF. ↑ REFERENCE

DEC 16 AM 9:00
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400700