THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

BOOK 11437 PG. 404

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Brian C. Batey 6243 Freudeman Rd. Whites Creek, Tn. 37189	Same as New Owner	Map 38 Parcel 96

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, STANLEY W. BATEY, a single man, and BLANCHE ELIZABETH FOWLER, a single woman, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BRIAN C. BATEY, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the unrecorded Map of Mrs. Arthur Viaches' Subdivision of the westerly part of the Herschel Harding Property and described according to a survey made by Hickerson & Hickerson, Engineers, dated January 21, 1960, as revised March 22, 1960, as follows:

BEGINNING at an iron pin in the northwesterly margin of Freudeman Road, in a wire fence, in the east line of the Hugh Carney Property, which property adjoins the Old Hickory Boulevard; thence along said fence, North 35 deg. 30' West 640 feet to a point; thence North 35 deg. East 172 feet to a 12" elm tree, at the corner of Lot No. 2; thence with the line between Lots 1 and 2 South 29 deg. 30' east 686 feet to an iron pin in the margin of Freudeman Road; thence with the margin of the same, southerly 84 feet to the point of beginning, containing 1.9 ac., more or less.

BEING the same property conveyed to Stanley W. Batey and Acy Binkley by deed from Senior Citizens, Inc. of record in Book 10197, page 223, Register's Office for Davidson County, Tennessee. And, the said Acy Binkley a/k/a Acy Napoleon Binkley, died, intestate, on October 5, 1998, at which time the property became vested in Blanche Elizabeth Fowler, his mother and only heir-at-law, under Order of Small Estate filed for record in Book 11239, page 229, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 6243 Freudeman Road, Whites Creek, Tennessee 37189.

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 we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to an easement for the flow of any creeks across the property.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

STANLEY W. BATEY, a single man

BLANCHE ELIZABETH FOWLER, a single woman

"GRANTEE"

BRIAN C. BATEY, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY W. BATEY, a single man, and BLANCHE ELIZABETH FOWLER, a single woman, and BRIAN C. BATEY, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of April, 1999.

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

The actual consideration or value, whichever is greater, for this transfer is $64,800.00.

Affiant

Sworn to and subscribed before me, this the 15th day of April, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0575770

IDENTIFICATION REFERENCE

99 APR 19 PM 2:16

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

250.75 04/19 0101 02CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11437 PG. 406

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

0575770

IDENTIFICATION REFERENCE

99 APR 19 PM 2:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	64800.00
CON TX	239.76
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	250.76
CHECK	250.76

04/19/99 01 14:19 0001 4178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453136