FILE BOX 45

WARRANTY DEED

BOOK 11443 PG. 338

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Donna Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 99

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Wayne Batson	Owner	MAP 76
(NAME)	(NAME)	
1206 Horseshoe Cove		PARCEL 6
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, Wesley S. Kennedy, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Wayne Batson and wife, Donna Dee Batson

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:

BEING a tract of land which is the northernmost tract of land in the plat of Resubdivision of the Etherly Estate, said plat having been recorded on June 15, 1982, in Book 5800, Page 66, of the Register's Office of Davidson County, Tennessee.

BEGINNING at a point in the easterly line of Tulip Grove Road at the northwest corner of Tract 1 as shown on the plat of Resubdivision of the Etherly Estate, of record in Book 5800, Page 66, Register's Office for Davidson County, Tennessee, thence along the easterly line of Tulip Grove Road, North 5° 01' east 242.95 feet to a point; thence along the southerly line of C. J. Cockrill's lands (as shown at Book 967, Page 262, Register's Office for Davidson County, Tennessee, (RODCT), south 88° 50' east 332.15 feet to a point; thence south 86° 16' east 223.44 feet to a point; thence along the westerly line of the lands of Hidden Hill Subdivision (as shown at Plat Book 4860, Page 43, RODCT), south 3° 54' west 520 feet to a point; thence north 85° 24' west 254.75 feet to a point; thence along the easterly line of Tract 1 as shown on the plat of Resubdivision of the Etherly Estate, of record in Book 5800, Page 66, RODCT, south 7° 22' west to a point at the northeasternmost corner of said Tract 1; thence along the northerly line of said Tract 1, 585° 31' 30" east 320.66 feet to the beginning.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 579 Tulip Grove Road, Hermitage, TN 37076
(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 21st day of April, 19 99

Wesley S. Kennedy

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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 Wesley S. Kennedy, an unmarried person

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 21st day of April 19 99.

Commission expires ~~March 24, 2001~~ 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

5914 04/22 0101 03CHECK 214.50

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Wesley S. Kennedy, an unmarried person by deed from Charles R. Campbell, Executor of the Estates of James Etherly and Lizzie Etherly, of record in Book 10456, Page 601, Register's Office for said County.

05774406
IDENTIFICATION REFERENCE
99 APR 22 PM 2:38
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11443 PG. 340

0577406

IDENTIFICATION REFERENCE

99 APR 22 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

04/22/99 01 14:41 0001 5914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475857