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

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Stanley Wayne Batey 2701 Marlin Heights Drive Nashville, TN 37206	Same as New Owner	Map 84-14 Parcel 32

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, JACQUELINE J. GERSHWIN, a single woman, and PEGGY J. SINGLEY, individually and as Co-Executrices of the Estate of Frances Ethel Joslin, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto STANLEY WAYNE 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 Davidson County, Tennessee, being Lot No. 58 of Block 3 on the Plan of Donelson Meadows, Section Two, as of record in Book 2133, page 100, Register's Office for said County.

SAID Lot No. 58 fronts 90 feet on the southwesterly side of Brookview Drive and extends back 241.4 feet on the southeasterly line and 238.1 feet on the northwesterly line, to a line in the rear on which it measures 90.1 feet.

BEING the same property conveyed to A. J. Joslin and wife, Francis Joslin, by deed from Jackie Gershwin, an unmarried person, and Peggy Singley and husband Dirk Singley, of record in Book 9152, page 737, Register's Office for Davidson County, Tennessee.

And, the said Francis Joslin a/k/a Frances Ethel Joslin died on January 15, 1999, predeceased by her husband, A. J. Joslin. Under the terms and provisions of the Last Will and Testament of Frances Ethel Joslin filed for probate *In the Matter of The Estate of Frances Ethel Joslin*, Docket No. 99P-669, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the real property hereinabove described became vested in Jacqueline J. Gershwin and Peggy J. Singley.

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 2149 Brookview Drive, Nashville, TN 37214.

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 any and all matters as they may appear on the Plan of record in Book 2133, page 100, said Register's Office.

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.

Joinder of Spouse: DURWARD SINGLEY, husband of PEGGY J. SINGLEY, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

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

"GRANTORS"

JACQUELINE J. GERSHWIN
a single woman

PEGGY J. SINGLEY

DURWARD SINGLEY

"GRANTEE"

STANLEY WAYNE 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, JACQUELINE J. GERSHWIN, a single woman, PEGGY J. SINGLEY, and husband, DURWARD SINGLEY, and STANLEY WAYNE 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 6th day of May, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me, this the 6th day of May, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

MAIL ENV.

05845502

REFERENCE

99 MAY -7 PM 4:29

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11470** PG. **316**

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

0584502

IDENTIFICATION REFERENCE

99 MAY -7 PM 4:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

100000.00
370.00
1.00
10.00
2.00
383.00
385.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458094