Instr:200002280019054 Page: 1 OF 2
REC'D FOR REC 02/28/2000 12:28:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
James F. Scalf and wife,
Romayne L. Scalf
251 Wilowen Drive
Nashville, Tn. 37210

SEND TAX BILLS:
Same

Map 94, Parcel 15-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **D.L. BATTS and wife, HELEN D. BATTS,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **JAMES F. SCALF and wife, ROMAYNE L. SCALF,** the following described property to wit:

BEING part of Lot No. 5 on the Plan of Spence Circle, as of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee.

Said Lot 5 fronts 75 feet on the east side of Spence Lane and extends back 160 feet on each side.
BEING the same property conveyed to **D.L. Batts and Helen D. Batts** by Deed from **Dennis Lee Batts** of record in Book 9672, page 170, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to **Dennis L. Batts, an unmarried person, a one-half undivided interest and to D.L. Batts and wife, Helen D. Batts, as tenants by the entirety, a one-half undivided interest,** by Deed of record in Book 7328, page 392, said Register's Office.

INCLUDED but EXCLUDED from this conveyance is the following tract of land:

A strip or parcel of land in the Fifteenth (15th) Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee being part of Lot No. 5 on the Map of Spence Circle as of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 75 feet on the present easterly side of Spence Land and runs back 10feet between parallel lines to the new relocated easterly side of Spence Lane on which it measures 75 feet thereon and containing 750 square feet.

Title to said property having been vested in the Metropolitan Government of Nashville and Davidson County, Tennessee by Order of record in Book 6-B, page 1105, Sixth Circuit Court, Davidson County, Tennessee.

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

Taxes for 2000 are to be prorated and paid by the Grantees named herein.

Said conveyance is made subject to Plan of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee, and any visible and unrecorded easements, building regulations and zoning regulations.

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 the Grantors does covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 18th day of February, 2000.

D.L. Batts
D.L. BATTS

Helen D. Batts
HELEN D. BATTS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **D.L. BATTS and wife, HELEN D. BATTS**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 18th day of February, 2000.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/33/2003

STATE OF TENNESSEE
COUNTY OF SUMNER

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

AFFIANT

Subscribed and sworn to before me this the 18th day of February, 2000.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003.

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Gallatin, Tennessee
Gallatin
(615) 452-5537

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February 16, 2000 (9:45am)