# WARRANTY DEED

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Davidson County DEEDWARR
Recvd: 06/04/01 14:48 2pgs
Fees:11.00 Taxes:307.10
20010604-0057781

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Richard N. Batchelor Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 6-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard N. Batchelor, Jr. (NAME) | Bank of America, N.A. (NAME) | MAP 43-9 |
| 218 Cumberland Avenue (ADDRESS) | 2059 Northlake Parkway (ADDRESS) | PARCEL 151 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Tucker, GA 30084 (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, Jane Kelley Armour, The Only Heir-At-Law of Alta Dodson Kelley, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard N. Batchelor, Jr., Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 43 Block "C" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John D. Kelley and wife, Alta Dodson Kelley by deed from Clifton E. Corlew, Unmarried, of record in Book 1634, Page 525, Register's Office for Davidson County, Tennessee. The said John D. Kelley having predeceased the said Alta Dodson Kelley. Alta Dodson Kelley having since died on August 28, 2000, in Davidson County, Tennessee leaving her only heir-at-law as Jane Kelley Armour.

unimproved ( )
This is improved ( X ) property, known as 218 Cumberland Avenue, Madison, TN 37115
(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 23rd day of May, 2001

Jane Kelley Armour
Jane Kelley Armour

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 Jane Kelley Armour

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of May 2001

Commission expires 10-25-03

Notary Public

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 _____, _____ .

My commission expires _____

Notary Public