Prepared By & Return to:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 105
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 11/06/01 13:16 3pgs
Fees:18.00 Taxes:159.10

20011106-0121810

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CHARLES R. BATSON AND WIFE, DORIS BATSON,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **ANITA FLETCHER,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 26th **day of** Oct, **2001.**

X Charles R Batson
CHARLES R. BATSON

X Doris Batson
DORIS BATSON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Lola A. Taylor, a Notary Public within and for said County and State, personally appeared **CHARLES R. BATSON AND DORIS BATSON** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the within named bargainor(s), and that they, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 26th **day of** Oct, **2001.**

Lola A. Taylor

Notary Public

My Commission Expires: 02-22-2001

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$43,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mary J. Hunsh

Affiant

Subscribed and sworn to before me this 26th **day of** Oct., **2001.**

Lola A. Taylor

Notary Public

My Commission Expires: _____

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: February 22, 2004

MAP AND PARCEL NUMBERS: 81-10-317.00

ADDRESS NEW OWNER:

Anita Fletcher
1634 25th Ave. North
Nashville, TN 37214

SEND TAX BILLS TO:

Same

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Plan of Georgia industrial Realty Companys Subdivision, as of record in Book 421, page 188, said Register's Office, and describeded as follows:

Beginning at apoint on the southerly margin of Osage Street, at the nortwest corner of the land conveyed to Robert V. Wilkes by deed of record in Book 969, page 596, said Register's Office. Said point being 200 feet more or less west of the westerly margin of 24th Avenue North; thence along Wilkes westerly line, southwardly 95 feet to a point; thence westerly 91.5 feet more or less to the easterly margin of 25th Avenue, North, extended ; thence with the margin of the same, northwardly 95 feet more or less to the southerly margin of Osage Street; thence with the margin of the same, estwardly 91.5 feet more or less to the beginning as shown by survey made by E.L. Spain Jr., Surveyor, february 26, 1955.

Being the same property conveyed to Charles R. Batson and wife Doris Batson by Deed from Sallie Batson, a widow, dated 11/29/79, recorded 11/29/79, in QC Book 5537, page 149, Register's Office for Davidson County, Tennessee. Also Aquired in Book 3129, page 361, at said Register's Office

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.