WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/02 09:40 2pgs
Fees:13.00 Taxes:233.78
20020430-0052589

DON K. HEAD JR.
NOTARY PUBLIC
ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,184.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2002..

Notary Public

MY COMMISSION EXPIRES: 4-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Wayne Purcell	Scott Wayne Purcell	
(NAME) 6243 Freudeman Road	(NAME) 6243 Freudeman Road	38-96
(ADDRESS) Whites Creek, TN 37027	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Brian Caleb Batey** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott Wayne Purcell, and wife Linda Purcell**, 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 the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the unrecorded Map of Mrs. Arthur Viaches' Subdivision of the westerly part of the Herschel Hardin Property and described according to a survey made by Hickerson & Hickerson, Engineers, dated January 21, 1960, as revised March 22, 1960, as follows:

BEGINNING at an iron pin in the northwesterly margin of Freudeman Road, in a wire fence, in the east line of the Hugh Carney Property, which property adjoins the Old Hickory Boulevard; thence along said fence, North 35 deg. 30' West 640 feet to a point; thence North 35 deg. East 172 feet to a 12" elm tree, at the corner of Lot No. 2; thence with the line between Lots 1 and 2 South 29 deg. 30' east 686 feet to an iron pin in the margin of Freudeman Road; thence with the margin of the same, southerly 84 feet to the point of beginning, containing 1.9 acres, more or less.

BEING the same property conveyed to Brian C. Batey by deed from Stanley W. Batey and Blanche Elizabeth Fowler of record in Book 11437, Page 404, Register's Office for Davidson County, Tennessee.

THIS DEED IS BEING PREPARED FROM INFORMATION PROVIDED BY GRANTORS AND NO EXAMINATION OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE HAS BEEN PERFORMED TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust/mortgage made by Brian C. Batey, an unmarried man to Maria K. Moore, Trustee which instrument is of record in Book 11437, Page 407. For the same consideration, Grantees hereby assume all obligation of Brian C. Batey under the terms of the instruments creating and securing the loan referred in the deed of trust/mortgage and also agree to indemnify the Department of Veteran Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property. Grantees further agree to the release of any or all prior obligors of the indebtedness above mentioned.

Scott Purcell

Linda Purcell

unimproved ☒

This is improved ☐ property, known as 6243 Freudeman Road, Whites Creek, TN 37189

(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/our hand(s) this 26th day of April, 2002.

Brian Caleb Batey

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me personally appeared Scott Purcell and wife, Linda Purcell with whom I am personally acquainted or has proven to me on the basis of satisfactory evidence and has acknowledged that they have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 26th day of April, 2002.

Commission expires: 4-3-06

Notary Public

DON K. HEAD JR. NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me personally appeared Brian Caleb Batey with whom I am personally acquainted or has proven to me on the basis of satisfactory evidence and has acknowledged that he has executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 26th day of April, 2002.

My Commission expires: 4-3-06

Notary Public

DON K. HEAD JR. NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE