OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25 2003

STATE OF TENNESSEE
COUNTY OF Davidson

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2002.

Notary Public

Ollie Mai Parsley

MY COMMISSION EXPIRES: 1/25/2003

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack B. Batson	Same	Map 49, Par. 2
5325 Buena Vista Pike (NAME)	(NAME)	
Nashville, TN 37218 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
(CITY) (STATE) (P.O. 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, Thomas H. Ware, Successor Trustee for the Mary Malinda Blankenship Testamentary Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack B. Batson and wife, Carolyn M. Batson

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:

Davidson County DEEDWARR
Recvd: 10/10/02 14:37 3pgs
Fees:18.00 Taxes:314.50

20021010-0124438

See exhibit A attached hereto and made a part hereof.

This is improved property known as 4747 Clarksville Hqwy., Nashville, TN 37218

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 his hand this 2nd day of October, 2002.

Thomas H. Ware, Successor Trustee

Thomas H. Ware, Successor Trustee

File No.: 12457

ATTACHMENT

TRACT NO. 1: Described partly according to a surve4y made by Z. J. Wilkinson, Surveyor, June 17, 1957, as follows:

Beginning on the westerly margin of State Highway No. 112 or Clarksville Highway, at the northeast corner of the property conveyed to James E. Woodson and wife, by deed from Howard B. Moore and wife, of record in Book 2650, page 85, Register's Office for said County; thence with said Woodson's northern boundary line, South 61 deg. 35 min. West 300 feet to said Woodson's northwest corner; thence North 27 deg. 15 min. West 100 feet; thence northeastwardly 300 feet, more or less, to the westerly margin of said Highway; thence with the same, South 27 deg. 15 min. East 100 feet to the beginning.

TRACT NO. 2: Being triangular in shape and being the northerly part of a tract of land conveyed to Howard B. Moore and wife, by deed of record in Book 2635, page 383, Register's Office for said County. Said triangular piece of land is described as follows:

Beginning at a point in the westerly margin of the Clarksville Highway (State Highway No. 112) at the northeasterly corner of property conveyed by Howard B. Moore to Miller Woodson and wife, by deed of record in Book 2694, page 37, said Register's Office, and running thence, along the northerly line of Miller Woodson's said property, southwestwardly 300 feet to Miller Woodson's northwesterly corner, which corner lies in the easterly margin of a tract of land of 2.61 acres conveyed by Moore to James E. Woodson and wife, by deed of record in Book 2801, page 156; thence along the easterly line of James E. Woodson's 2.61 acres, North 27 deg. 15 min. West 119 feet to the original northerly line of the said property conveyed to Moore by deed of record in Book 2635, page 383; thence along said original northerly line, North 83 deg. 30 min. East (corrected from North 82 degrees East) 321 feet to the beginning.

BEING the same property conveyed to Mary M. Blankenship by deeds filed of record in Book 3826, page 897 and Book 4057, page 507, Register's Office for Davidson County, Tennessee. The said Mary M. Blankenship having died and pursuant to her Last Will and Testament filed at Instrument No. 20011008-0109503, a trust was created for the benefit of Jack Blankenship. The said Jack Blankenship having since died and Thomas H. Ware having been appointed Public Trustee pursuant to Letters Trusteeship, Docket #01P-1442 in the Seventh Circuit (Probate) Court of Davidson County, Tennessee. Pursuant to the Order Approving Sale, as amended, Docket #01P-1442 in the Seventh Circuit Court of Davidson County, Tennesseee, Thomas H. Ware is authorized and empowered to sell the real property.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

12457

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Thomas H. Ware Successor Trustee the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2002.

My commission expires 1/25/2003

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 25 2003