WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY & return to
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rahim Batten	Franklin American Mortgage Company	172-15-0-A-036.00CO
(NAME)	(NAME)	
3513 Cobble Street	501 Corporate Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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, Brent D. Roycroft and wife, Cynthia D. Roycroft, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rahim Batten and spouse, Sone-Serae Batten, 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. 46 on the Plan of Holt Woods, Section Three, of record in Plat Book 7900, Page 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent D. Roycroft and wife, Cynthia D. Roycroft by Special Warranty Deed from Associates Relocation Management Company, dated April 13, 2001, of record in Instrument Number 20010507-0046735, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3513 Cobble Street, Nashville, TN 37211

(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 our hands this 24th day of February, 2003.

Brent D. Roycroft

Cynthia D. Roycroft

Davidson County DEEDWARR
Recvd: 03/13/03 10:03 2pgs
Fees:13.00 Taxes:665.63

20030313-0033853

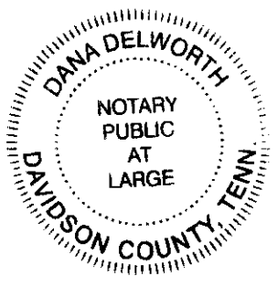
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent D. Roycroft and wife, Cynthia D. Roycroft the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2003.

Commission expires: 1/21/04



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212