File #200380061

Davidson County DEEDWARR
Recvd: 05/02/03 14:52 2pgs
Fees:13.00 Taxes:207.20

20030502-0059048

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Bateman and Wanda Bateman	SAME ASNEW OWNER	Map: 018-16-O-169.00
(NAME) 123 Moncrief Avenue	(NAME)	Parcel:
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(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, LINDA F. WILSON, EXECUTRIXFOR THE ESTATE OF RUSHIE GENEVA MOSLEY TUTTLE, LINDA WILSON, WAYNE PINEGAR, DAVID MOSLEY and DANNY MOSLEY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto KERRY BATEMAN AND WIFE, WANDA BATEMAN, 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:

A lot in the 10th Civil District of Davidson County, State of Tennessee, shown as Lot No. 1 on the Plat of D. E. McCoin Property by plan of J.R. Scott, dated February 13, 1950, and described as follows:

Beginning at a point in the northerly margin of Moncrief Avenue as located on said plan at a point 110 feet 3 inches east of the southeast corner of the property conveyed to J.D. Carter and wife, of record in Book 1383, Page 471, Register's Office for said County; thence northerly with the line between Lots Nos. 1 and 2 on said plan, 134 feet to the S. H. Wilhoite's south line; thence with Wilhoite's line, easterly 70 feet; thence South 2 ½ degrees West 129 feet to the north margin of Moncrief Avenue; thence with said Avenue South 83 degrees West 67 feet to the beginning.

Being the same property conveyed to Geneva Mosley by Warranty Deed of record in Book 3026, Page 477, said Register's Office. The said Geneva Mosley a/k/a Rushie Geneva Mosley Tuttle, died, Testate, on July 11, 2001 as evidenced in File No. 01P-1314, in the Office of the Clerk for the Probate Court for Davidson County, Tennessee, leaving Linda Wilson, Wayne Pinegar, David Mosley and Danny Mosley as her devisees. Also devised was a life estate in subject property to John O. Tuttle. The said John O. Tuttle died on January 21, 2002.

This conveyance is subject to the following:
Area or content of the subject property is neither guaranteed nor insured.

Unimproved ( )
This is improved (X) property, known as 123 Moncrief Avenue, Goodlettsville, TN 37072
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 30th day of April, 2003.

Linda Wilson Executrix for the Estate of Rushie Geneva Mosley Tuttle

Linda Wilson, Executrix for the Estate of Rushie Geneva Mosley Tuttle

Linda Wilson

Linda Wilson

Wayne Pinegar

Wayne Pinegar

David Mosley By Linda F. Wilson Attorney-in-fact

David Mosley, By: Linda F. Wilson, Attorney-in-Fact

Danny Mosley By Linda F. Wilson Attorney-in-fact

Danny Mosley, By: Linda F. Wilson, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Sumner

On this 30th day of April, 2003, before me personally appeared Linda Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of David Mosley and Danny Mosley and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20030502 0059046 and Instrument No. 20030502 0059047 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 30th day of April, 2003.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Linda F. Wilson, Executrix for The Estate of Rushie Geneva Mosley Tuttle, Linda Wilson and Wayne Pinegar who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2003.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE

My Commission Expires: 1-29-05

(SEAL)