Davidson County DEEDWARR
Recvd: 11/21/03 14:26 3pgs
Fees:18.00 Taxes:33.30

20031121-0170044

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42561

WARRANTY DEED

BENNIS K. MARKLE
MY COMMISSION EXPIRES
September 22, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2003

Notary Public

MY COMMISSION EXPIRES: SEPT. 22, 2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Battle	SAME	58-164
P. O. Box 280586		13DA 55130
Nashville, TN 37228		

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, I/WE,

Leon Prather, Jr., a/k/a H. Leon Prather, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Don Battle

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:

See Attached Legal Description

Being the same property conveyed to H. Leon Prather, Jr., by Quitclaim Deed from H. Leon Prather, Sr., and wife, Audrey M. Prather, of record in Book 6436, page 904, Register's Office for Davidson County, Tennessee and being the same property conveyed to H. Leon Prather, Sr., and wife, Audrey M. Prather, by deed from J. C. Hardin and wife, Ruth Irene Hardin, of record in Book 3853, page 277, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as Drakes Branch Road, 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 my/our hand(s) this day of October, 2003

LEON PRATHER, JR., a/k/a H. LEON PRATHER, JR.

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LEON PRATHER, JR., a/k/a H. LEON PRATHER, JR., 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 DESOTO, Texas, this the 28 TH day of October, 2003.

NOTARY PUBLIC

My Commission Expires: SEPT. 22, 2004

DENNIS K. MARKLE
MY COMMISSION EXPIRES
September 22, 2004

LEGAL DESCRIPTION

Land in the 13th, formerly 23rd, Civil District of said County, being part of Lot No. 2 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", pages 396 and 397, County Court for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, May 5, 1963, and May 25, 1964, as follows:

BEGINNING at an iron pin on the easterly margin of Drakes Branch Road, at the intersection of the easterly margin of said Road and the northerly line of Lot No. 43 of Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County; thence with the easterly margin of said Road, north 2° 06' east 200.2 feet to an iron pin; thence south 85° 31' east 400 feet to an iron pin; thence south 2° 06' west 201.4 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with the said line, north 85° 31' west 400 feet to the point of beginning, containing 1.75 acres, more or less.