Davidson County DEEDWARR
Recvd: 01/30/04 10:51 2pgs
Fees:13.00 Taxes:887.63
20040130-0011656

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of January, 2004.

Notary Public

My Commission Expires: 1/22/05

DONALD R. BARRETT, JR NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian Jeffrey Batts and Tiffany Renee Batts
5013 Marc Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-050-009.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmy F. Dunn and wife, Eleanor J. Dunn,** hereinafter referred to as Grantors, hereby transfers and conveys to **Brian Jeffrey Batts and Tiffany Renee Batts, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 9 on the Plat of Harvard Estates, Section 2, of record in Book 4675, Page 61, Register's Office for said County.

Said Lot 9 fronts 174 feet on the southwesterly margin of Marc Drive and extends back 269.50 feet on the northwesterly line and line 165.63 feet on the southeasterly line, to a line on the rear on which it measures 272.17 feet.

Being the same property conveyed to Jimmy F. Dunn and wife, Eleanor J. Dunn by Warranty Deed from Medlin Building Industries, Inc. of record in Book 4817, Page 524, Register's Office for Davidson County, Tennessee, dated May 20, 1974. Eleanor J. Dunn is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4681, Page 75; Book 6011, Page 712, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 5013 Marc Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of January, 2004.

Jimmy F. Dunn

Ellen W. Dunn *

*** Ellen W. Dunn conveys any and all of her martial interest in the subject property.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy F. Dunn and Ellen W. Dunn* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2004.

Notary Public

My Commission Expires: 11/22/08

J. R. BARRETT, JR NOTARY PUBLIC TN WILLIAMSON COUNTY

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