THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 04/15/04 12:02 2pgs
Fees:13.00 Taxes:400.04
20040415-0042495

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Patricia Ann Burks 4428 Saunders Avenue Nashville, TN 37216	Same	61-3-31

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL BATIA and FREDA BATIA, Individually and as Executors of the Estate of Addie Elizabeth Walden, Deceased**, have this day bargained and sold, and do hereby transfer and convey unto the said **PATRICIA ANN BURKS**, the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 90, as shown on the map entitled Gra-Mar Acres, Section II, of record in Plat Book 2133, page(s) 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Addie E. Walden by deed from Edward L. Gribbins and wife, Shirley B. Gribbins, of record as Instrument No. 20010924-0102975, said Register's Office. The said Addie E. Walden having since died. The Will of Addie Elizabeth Walden of record as Instrument No. 5528/1303038, appoints Paul Batia and Freda Batia as Executors of the Estate.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $108,120.00.
Subscribed and sworn to before me _____
this 13th day of April, 2004. Affiant
My Commission Expires: 12/11/05 _____
Notary Public

TRENT LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

This is improved property located at 4428 Saunders Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 8 day of April, 2004.

Paul Batia

PAUL BATIA
Individually and as Executor of the Estate of Addie Elizabeth Walden

Freda Batia

FREDA BATIA
Individually and as Executor of the Estate of Addie Elizabeth Walden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **PAUL BATIA and FREDA BATIA**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8 day of April, 2004.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis

NOTARY PUBLIC

My Commission Expires: 3/22/08