Davidson County DEEDWARR
Recvd: 04/22/04 15:05 2pgs
Fees:13.00 Taxes:258.63

20040422-0045926

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42951

# WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Darlene F. Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/25/2004

**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 |
|---|---|---|
| Darlene F. Farmer | GMAC Mortgage Corporation | 81-12-141 |
| 1004 Garfield Street | 100 Witmer Road | |
| Nashville, TN, 37208 | Horsham, PA 19044-0963 | |
| | | |

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,

**Donald C. Battle, unmarried** and Patricia Ann Battle, unmarried

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

**Darlene F. Farmer and Calvin D. Farmer, both unmarried,** AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, D.F.F. C.D.F.
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 the westerly 37.5 feet of the easterly 75 feet of Lot 267 and the westerly 37.5 feet of the easterly 75 feet of the southerly 40 feet of Lot 268 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the (Town of McGavock) as of record in Book 21, page 23, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Donald C. Battle, a married person, by Quitclaim Deed from G.L. Waynick of record in Book 9755, Page 718, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 1004 Garfield Street, Nashville, TN 37208

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 13th day of April, 2004

Donald C. Battle

Patricia Ann Battle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Donald C. Battle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2004

Notary Public

My Commission Expires: 7/29/2006

