REALTY TITLE 06
Box 48A

Please Return To:
Realty Title & Escrow Company, Inc
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $46,000.00

Affiant

KEVIN STEINIKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me, this 4th day of June, 2004.

Notary Public
My commission expires: 09-16-07

Davidson County DEEDWARR
Recvd: 06/07/04 14:16 2pgs
Fees:13.00 Taxes:170.20

20040607-0067015

06-0405-71253

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard B. Batson, Jr.	U.S. Bank N.A.	
4838 Gillespie Drive	4801 Frederica Street	148-14-0-295
Antioch TN 37013	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sharon Covington and husband, William T. Covington, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard B. Batson, Jr., hereinafter called the Grantee, his successors 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 Lot No. 76-B on the zone Lot Division of Lots 74, 75, and 76, Haywood Forest, Section 3 of record in Plat Book 5800, Page 234, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sharon Buentello, married by deed from Jonathan D. Mucher and Michael J. Hoehn dated, January 30, 1998, of record in Book 10791, page 18, Register's Office for Davidson County, Tennessee. Sharon Buentello and Matthew D. Buentello were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Dockett No. 980-928. Sharon Buentello conveyed subject property to Sharon Covington and husband, William T. Covington by Quitclaim Deed in Instrument No. 20020604-0067196, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4838 Gillespie Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of June, 2004.

Sharon Covington

William T. Covington

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon Covington and William T. Covington, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 4th day of June, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

