B0464

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19079K

Davidson County DEEDWARR
Recvd: 10/08/04 15:14 2pgs
Fees:13.00 Taxes:277.13
20041008-0122171

MAP/GROUP/PARCEL: 034-05-0-A/032.00 CO

NEW OWNER'S NAME AND ADDRESS:
KEVIN WOODS
506 THOMAS JEFFERSON CIRCLE
Madison, Tennessee 37115

Return to:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ROBERT E. BATSON AND WIFE, WYNONA J. BATSON, hereinafter called Grantors, do hereby transfer and convey unto KEVIN WOODS, UNMARRIED, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF MONTICELLO MANOR, AS OF RECORD IN BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property commonly known as, 506 Thomas Jefferson Circle, Madison, Tennessee 37115

Being the same property conveyed to grantor herein by deed of record in Book 7317, Page 583, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Robert E. Batson
ROBERT E. BATSON

Wynona J. Batson
WYNONA J. BATSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ROBERT E. BATSON AND WIFE, WYNONA J. BATSON with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 7th day of October, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON
MAY 28, 2007

STACY STIDHAM HIGBEE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $74,900.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of October, 2004.

ANDREW H. MALONEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

8/20/06