Davidson County DEEDWARR
Recvd: 07/26/06 12:07 2 pgs
Fees:13.00 Taxes:925.00
20060726-0090197

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Susan Henderson	New Owner	Map 91-11
4116 Westlawn Drive		Parcel 293
Nashville, TN 37209		12638 26b

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Floyd Batey, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Susan Henderson, Louis Chanatry and wife, Rita Chanatry** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being all of Lot No. 1018 and part of Lot No. 1020 of Block No. 147, Plan No. 1, West Nashville, which is of record in Book 57, pages 74 and 75, Register's Office for said County and more particularly described as follows:

BEGINNING at a point in the South margin of Alabama Avenue seventy-three feet (73') East of the Southeast corner of said Alabama Avenue and 52nd Avenue North, formerly 11th Street and running Eastwardly along the South margin of said Alabama Avenue thirty-seven (37) feet thence at right angles to southwardly one hundred fifty (150) feet to an alley; thence Westwardly thirty-seven (37) along the Northern margin of said alley to a point seventy-three (73) feet East of the East margin of 52nd Avenue thence at right angles Northwardly and parallel with 52nd Avenue one hundred fifty (150) feet to the beginning.

Being the same property conveyed to Floyd Batey, married by Warranty Deed from James T. Johnson and James D. Johnson of record in Book 10152, page 542, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Floyd Batey and never has been and is investment property owned by Floyd Batey.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters appearing on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

This is improved property commonly known as 5109 Alabama Avenue, Nashville, TN 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Susan Henderson
Affiant

ROBERT JOHN NOTESTINE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Subscribed and sworn to before me this 21st day of July, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of July, 2006.

Floyd Batey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Floyd Batey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of July, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009