Davidson County DEEDWARR
Recvd: 12/03/07 08:26 2 pgs
Fees:13.00 Taxes:573.50

20071203-0139372

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-071100450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of November, 2007

Notary Public

MY COMMISSION EXPIRES: 3-21-09

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metus Ukaj **1233 Antioch Pike** **Nashville, TN 37211**	Metus Ukaj 4515 Post Road Nashville, , TN 37205	**134-)-92.00**

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, WE,

Bessie G. Batson, widowed

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

Metus Ukaj and wife, Munevera Ukaj

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:

A tract of land in Davidson County, Tennessee, described partly according to a survey made by John M. Sullivan, County Surveyor, December 17, 1949, as follows:

Beginning at a point in the center of Antioch or Mill Creek Valley Pike at the Northwest corner of the property conveyed to Gentry M. Phillips and wife, Mary Sue Phillips, by deed from Ella Lee Primm Ezell and husband, of record in Book 971, page 444, Register's Office for said County; thence with the Western boundary line of said Phillips property South 30 degrees 30 minutes West 130 feet to said Phillips' Southwest corner, continuing in the same direction 120 feet in all 250 feet; thence North 55 degrees 30 minutes West 100 feet; thence North 30 degrees 30 minutes East 250 feet to the center of said Mill Creek Valley Pike; thence with the center of said Pike South 55 degrees 30 minutes East 100 feet to the beginning.

Being the same property conveyed to J.R. Batson(now deceased) and wife, Bessie G. Batson by deed from Harold E. Becton and Myrna C. Becton, dated July 2, 1954 and of record in Book 2290, page 145, Register's Office for Davidson County, Tennessee. The said J.R. Batson having since died, leaving title vested to Bessie G. Batson, also know as Bessie L. Batson.

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.

Unimproved ( )
This is improved (X) property known as **1233 Antioch Pike, Nashville, TN 37211**
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 our hands this 30th day of November, 2007.

Bessie G Batson

Bessie G. Batson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bessie G. Batson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 30th day of November, 2007.

Commission Expires: 8/16/08

Notary Public

TONDA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08