THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 12/10/07 13:38 3 pgs
Fees:18.00 Taxes:290.45
20071210-0142367

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Samuel Fredino Batey<br>115 Margaret Street<br>Madison, TN 37115 | Same as New Owner | Map 52-1<br>Parcel 151 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRI W. WHITE, Administratrix of the ESTATE OF EVERETTE DOUGLAS WALKER, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto SAMUEL FREDINO BATEY, hereinafter referred to as the "GRANTEE", his 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 Lot No. 13 and the northeasterly ½ of Lot No. 12 on the Map of B. H. & Margaret P. Franklin Six Acre Tract, as of record in Book 843, page 78, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the northwesterly side of Margaret Avenue and run back between parallel lines, along the southwesterly line of a one (1) foot strip, 150 feet to the southeasterly line of a one (1) foot reserved strip.

BEING the same property conveyed to Everette Douglas Walker and wife, Doy S. Walker, by deed from E. C. Chance and wife, Malinda E. Chance, filed for record on December 31, 1964, in Book 3847, page 116, Register's Office for Davidson County, Tennessee. And, the said Doy S. Walker a/k/a Doy May Walker died February 5, 1995, survived by her husband, Everette Douglas Walker. The said Everette Douglas Walker died on February 6, 2007. Jerri W. White is Administratrix of the Estate of Everette Douglas Walker under a Small Estate Affidavit filed July 16, 2007, in the Chancery Court for Montgomery County, Tennessee, as Case Number MC CH CV PB 07-0000129. And, there were no children born to or adopted by Everette Douglas Walker during his lifetime; and, the parents of Everette Douglas Walker, Everette E. Walker and Ruby D. Walker, are both deceased; and, Jerri W. White is the only sibling of Everette Douglas Walker and the only other child born to or adopted by Everette E. Walker and Ruby D. Walker during their respective lifetimes. Accordingly, Jerri W. White is the only heir at law of Everette Douglas Walker.

The mailing address for the said property is 115 Margaret Street, Madison, TN 37115.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the plan of record in Book 843, page 78, said Register's Office.

And, the GRANTOR does further covenant and bind herself, her successors or assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Jerri W. White
JERRI W. WHITE, Administratrix
of the Estate of Everette Douglas Walker

Jerri W. White
JERRY W. WHITE, only heir at law and
Beneficiary of the Estate of Everette
Douglas Walker

"GRANTEE"

Samuel Fredino Batey
SAMUEL FREDINO BATEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRI W. WHITE, individually and as Administratrix of the Estate of Everette Douglas Walker, and SAMUEL FREDINO BATEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of December, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $78,500.00.

Samuel Fredino Batey
Affiant

Sworn to and subscribed before me, this the 7th day of December, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009