Davidson County DEEDWARR
Recvd: 04/02/08 09:51 2 pg
Fees:13.00 Taxes:304.88
20080402-0032857

This Instrument Prepared By & Return To:

FEARNLEY & CALIFF, PLLC
9737 COGDILL ROAD, STE. 213
KNOXVILLE, TN 37932

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2008, by and between Ben L. Wiley, Jr. and wife, Edna Lynn Wiley, party of the first part, and Marcus N. Batts and wife, Kimberly A. Batts, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 35 on the Plan of Cumberland Gardens, Section 8, as of record in Plat Book 3300, Page 82, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Ben L. Wiley, Jr. and wife, Edna Lynn Wiley, herein by Warranty Deed dated March 6, 1980 filed for record in Book 5576, Page 644, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2008 Davidson County property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3300, Page 82, and Restrictions of record in Book 3435, Page 225, in the said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ben L. Wiley, Jr.

Edna Lynn Wiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Ben L. Wiley, Jr. and Edna Lynn Wiley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2008.

NOTARY PUBLIC

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/2008

Property Owner & Address : Marcus N. Batts and Kimberly A. Batts
2515 Jenkins Street
Nashville, TN 37208

Tax Parcel No.: 08106026500

Property Address: 2515 Jenkins Street
Nashville, TN 37208

MAIL TAX BILLS TO: Wells Fargo Bank, N.A.
121 Suburban Road, 1st Floor
Knoxville, TN 37923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $82,400.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2008.

NOTARY PUBLIC

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/2008