WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $25,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03445 BATEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kenneth Batey and Judy Batey	Same As New Owner	02503001000
504 Moncrief Avenue	508 Moncrief Ave	
Goodlettsville, TN	Goodlettsville TN 37072	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MARY ANN STOCKTON, UNMARRIED

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

KENNETH BATEY , AND WIFE, JUDY BATEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 504 Moncrief Avenue, Goodlettsville, TN

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 MY hand on the 5th day of May, 2010.

Mary Ann Stockton

Mary Ann Stockton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20100027531 DEEDWARR
Recvd: 05/07/10 13:18 2 pgs
Fees:13.00 Taxes:92.50
20100507-0035056

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

Witness my hand and official seal at Franklin, Tennessee, this 5th day of May, 2010.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

10-03445 BATEY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Parts of Lots 63 and 64 on the Revised Map of Moncrief's Subdivision of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record and more particularly described according to a survey by Dorris E. Bonner, Surveyor, May 22, 1950, and more particularly described according to a survey by John Kohl, dated April 27, 1982, as follows:

Beginning at an iron pin on the westerly margin of Moncrief Avenue at a point 10 feet north of the corner of Lots No. 63 and 64 of Moncrief Subdivision; thence N 61 degrees 00' W 125 feet to an iron pin; thence S 30 degrees W 100 feet to an iron; thence S 55 degrees 45' E 133 feet to an iron pin and westerly margin of Moncrief Avenue; thence following the westerly margin of Moncrief Avenue around a curve 115 feet to the point of beginning.

Being the same property conveyed to Mary Ann Stockton by Warranty Deed from Charles L. Gray and wife Bessie Gray, recorded on the 12th day of July, 1982 in Deed Book 5909, Page 506, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. City of Goodlettsville taxes for the year 2010 and thereafter, for tax parcel identification number 02503001000 , not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.