Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Sue Batey, a widow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melody K. England, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of McMurray Hills of record in Book 3700, page 5, Register's Office for said County.

Said Lot fronts 85 feet on the southwesterly side of West Crest Drive and runs back between lines 136.3 feet on the southeasterly line and 101.9 feet on the northwesterly line to a broken line in the rear on which it measures 95.5 feet.

Being the same property conveyed to Paul W. Batey and wife, Linda Sue Batey by deed from Bell Winston Batey and wife, Frances Pauline Batey dated December 13, 1973 of record in Book 4772, page 980, Register's Office for Davidson County, Tennessee. Said Paul W. Batey is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 459 Westcrest Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of April, 2011.

Linda Sue Batey _____

Linda Sue Batey

BILL GARRETT, Davidson County
Trans:T20110021329 DEEDWARR
Recvd: 04/11/11 15:05 2 pgs
Fees:13.00 Taxes:349.65

20110411-0027964

State of Tennessee)
County of Davidson)

On this 8th day of April, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda Sue Batey , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 94,500.00.

Affiant

Sworn and subscribed before me on this the 8th day of April, 2011.

Notary Public

My Commission Expires: 5/20/14

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Melody K. England	Regions Bank d/b/a Regions	161-2-96
459 Westcrest Drive	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	