[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26b
Charles Joseph Cinelli	New Owner	Map and Parcel 09111029400
210 Louise Ave		
Nashville TN 37203		12-04-14153

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dennis Ray Batey, Mary Anne Batey and Life Estate to Floyd Batey** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Charles Joseph Cinelli** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lots 1014 and 1016, Block 147, Plan of No. 1 of West Nashville, as shown on plat of record in Plat Book 57, pages 74 and 75, in the 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 by Warranty Deed from James T. Johnson and James D. Johnson to Floyd Batey, married of record in Book 9867, page 621 and Quitclaim Deed from Floyd Batey to Dennis Ray Batey and Mary Anne Bate and a life estate to Floyd Batey as recorded in Instrument Number 20100519-0038737, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plat of record in Plat Book 57, page 74 and 75, said Register's Office for Davidson, County, Tennessee.

The subject real property is commonly known as 5107 Alabama Avenue, Nashville, TN 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 4th day of April, 2012.

Notary Public

My commission expires: My Commission Expires MAY 6, 2013

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120025194 DEEDWARR
Recvd: 04/05/12 15:56 3 pgs
Fees:18.00 Taxes:1202.50
20120405-0029459

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of April, 2012.

Dennis Ray Batey

Mary Anne Batey

Floyd Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dennis Ray Batey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of April, 2012.

Notary Public

My Commission Expires: 5-6-13

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Anne Batey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of April, 2012.

Notary Public

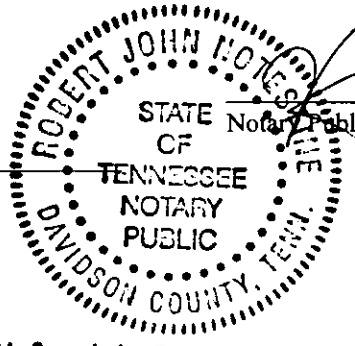
My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Floyd Batey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of April, 2012.



Notary Public

My Commission Expires: _____

My Commission Expires MAY 6, 2013