{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Arnita King	{Franklin American Mortgage	}092-03-173.00 }
{5140 Morningwood Lane	{Company	} }
{Cane Ridge, TN 37013	{501 Corporate Centre Dr., Ste. 400}	}
{	{Franklin, TN 37064	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.	14929	26b }

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Ruby Jean Battle, surviving spouse, Carlton Battle, Christopher Battle and Adrienne Koger, the surviving children and heirs of Donald C. Battle (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Arnita King, a single person (The "Grantee"), Grantee's heirs and assigns, a 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 Lot 12, SUBDIVISION OF LOT NO. 3, HARDING-LYTLE TRACT, as shown on plat of record in Plat Book 547, Page 72, 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 Affidavit of Heirship as recorded in Instrument Nos. 20150203-0009964, 20150203-0009963, 20150203-0009962 and 20150203-0009961; Quit Claim Deed from Carlton L. Battle to Donald C. Battle as recorded on the 26th day of November, 2014 in Instrument No. 20141126-0109055 and Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. to Carlton L. Battle, an unmarried man as recorded on the 26th day of October, 2004 in Instrument No. 20041026-0128695, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Matters shown the plat of SUBDIVISION OF LOT NO. 3, HARDING-LYTLE TRACT, as recorded in Plat Book 547, Page(s) 72, said Register's Office.
3. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations.

This is improved real property located on 2121 Albion Street, Nashville, TN 37208.

BILL GARRETT, Davidson County
Trans:T20150018613 DEEDWARR
Recvd: 03/16/15 08:26 3 pgs
Fees:18.00 Taxes:296.00
20150316-0021987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 2015.

Notary Public

Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs 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; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

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, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this day of March, 2015.

Ruby Jean Battle

Carlton Battle

Christopher Battle
~~By: Carlton Battle, Attorney in Fact~~

Adrienne Koger

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2015.

My Commission Expires: 1-6-19 Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2015.

My Commission Expires: 1-6-19 Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2015.

My Commission Expires: 1-6-19 Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2015.

My Commission Expires: 1-6-19 Notary Public