This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4391 PAGE 630

TTC-213366

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Bates (NAME)	new owners (NAME)	13D-37750
Rte. #3, Blueberry Hill Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 38 Par. 29
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M. O.

For and in Consideration of the sum of TEN AND NO/100 * ($10.00) * * * * * * * * * * * * * * * * * * *DOLLARS*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated July 14, 1967, in the original principal sum of $7,400.00, payable to First American National Bank, in monthly installments of $82.16, including interest at 6% per annum, and being secured by a deed of trust executed by Edwin L. Bryan and wife, to Garland F. Turner, Trustee, as of record in Book 4153, page 313, Register's Office for Davidson County, Tennessee,

EDWIN L. BRYAN and wife, BOBBIE E. BRYAN

have bargained and sold, and by these presents do transfer and convey unto the said JOHN T. BATES and wife, BECKY F. BATES

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 13th, formerly 25th, and in the 14th, formerly 24th Civil District of said County, described as follows:

BEGINNING at a stake, with tan oak pointer, the northeast corner of the original tract of 100 acres (of which this tract is a part) conveyed to J. W. North, by deed from J. J. Rucker and L. J. Setters and wives, as of record in Book 215, page 60, Register's Office; and running thence south 2° west with the eastern boundary line of said 100 acre tract, 54.8 poles to a black oak on the Ridge Road (said beginning point and call and distance being shown as a ten inch dead poplar in Carney's south line); thence South 1°30' East 660 feet; thence South 1/2° east 305 feet to a concrete monument, being the commoncorner of the properties of W. L. Roberts, Lawrence T. Young and two tracts owned by Mike M. Haubenreich, as shown in decree of record in Minute Book 58, page 314, Chancery Court, Lawrence W. Young, et al, vs. Mike M. Haubenreich and wife, Rule No. 69073, and plat of record in Book 3, page 37, said Court; thence with said Road, North 89½° west 14 poles, North 47½° west 13.48 poles, North 82° west 13.24 poles and south 61° west 13.6 poles to a stake with gum pointer; thence North 82° west 20 poles; thence South 58° west 14.8 poles to a stake with white oak pointer; thence South 47° west 3.6 poles to a stake opposite a sourwood, the southeast corner of another part of said 100 acre tract conveyed to R. L. Batman, by deed from L. J. Setters and wife, as of record in Book 539, page 458, said Register's Office; thence North 2° east with

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 10th day of January, 19 70

John T. Bates
Affiant

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970
(Affix Seal)

his eastern boundary line 60 poles to a stone, with black oak and tan oak pointers, his corner; thence south 87-3/4° east 92.2 poles to the beginning, containing 25 acres, more or less.

Being the same property conveyed to Edwin L. Bryan and wife, Bobbie E. Bryan, by deed from James A. Waters and wife, as of record in Book 4153 page 309, said Register's Office.

This conveyance is made subject to that portion of the premises embraced within the bounds of any roads or highways, particularly that part conveyed to Davidson County, by instrument of record in Book 2505, page 457, Register's Office, with easement for cut and fill slope beyond the right of way.

This is unimproved ( ) improved (X) property, known as ..... Blueberry Hill Road, Nashville, Tenn.
(House Number) (Street) P. O. Address (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN T. BATES and wife, BECKY F. BATES ..... their, ... *heirs and assigns, forever.*

And we ..... *do covenant with the said* JOHN T. BATES and wife, BECKY F. BATES ..... *that* we 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 shown above.

And we, EDWIN L. BRYAN and wife, BOBBIE E. BRYAN ..... *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN T. BATES and wife, BECKY F. BATES, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 5th *day of* January, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edwin L. Bryan
Edwin L. Bryan

Bobbie E. Bryan
Bobbie E. Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., *a Notary Public in and for said County and State, the within named* Edwin L. Bryan and wife, Bobbie E. Bryan, *the bargainor S, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 5th *day of* January, *19* 70.

Reau E. Folk Jr., *Notary Public.*

Commission Expires July 26, 1970.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* .....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., *this* .....

day of ....., *19* .....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19* .....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

REF:mas

FROM

EDWIN L. BRYAN and wife

TO

JOHN T. BATES and wife

A 65946

IDENTIF. REFERENCE

JAN 14 12 42 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 14 70 CONV 18,000.00
JAN 14 70 STAX A* 46.80
JAN 14 70 PRTEE A* .50
JAN 14 70 MTGEED A* 6.00 * 53.30

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

File Rear Folk