WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Bates, etux (NAME)	James M. Bates, etux (NAME)	FH-2345
West Hickory Springs Ct. (STREET ADDRESS OR ROUTE NUMBER)	West Hickory Springs Court (STREET ADDRESS)	Map. 159
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 138

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) - *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

HAURY & SMITH CONTRACTORS, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES M. BATES and wife, RUBY POWELL BATES,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of West Hickory Springs Court at the corners of Lots Nos. 15 and 16; thence with the line between said two lots southerly 211.54 feet; thence North 76 deg. 19' West 170.44 feet; thence North 81 deg. 07' West 82 feet; thence North 3 deg. 10' East 106.15 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots northeasterly 231.09 feet to the westerly margin of West Hickory Springs Court; thence with the same southeasterly 126.63 feet to the beginning.

BEING part of the same property conveyed to Haury & Smith Contractors, Inc. by deed from H & S Development Company, of record in Book 4461, page 915, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $55,000.00
Subscribed and sworn to before me, this the 1st day of December 1970
Affiant [signature]
My commission expires: (Affix Seal) [signature] Notary Public Dep. Register

This is unimproved ( ) improved (X) property, known as West Hickory Springs Court, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JAMES M. BATES and wife, RUBY POWELL BATES,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JAMES M. BATES and wife, RUBY POWELL BATES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 24 *day of* November, 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.*

HAURY & SMITH CONTRACTORS, INC.

By: [signature], President

This Deed Prepared By: Gail P. Pigg, Attorney at Law
1115 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the within named 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..... Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee *, this* 24 *day of* November *, 19* 70

Commission expires 4-30-73

.....*Notary Public*

WARRANTY DEED

FROM

HAURY & SMITH CONTRACTORS, INC.

TO

JAMES M. BATES and wife,

RUBY POWELL BATES

DEC-1 70	CONV	55,000.00			
DEC-1 70	S'TAX		A*	143.00	
DEC-1 70	PR'FEE		A*	.50	
DEC-1 70	W'DEED		A*	3.00	* 146.50

A 97950

IDENTIF. REFERENCE

DEC 1 3 53 PM '70

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return to: Gail Pigg,
Attorney at Law