WARRANTY DEED

BOOK 5240 PAGE 596

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. LYNN BATES And Wife,	Same	Map 146, Parcel
SHARON ROGERS BATES (NAME)	(NAME)	6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Frances A. Oman, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Lynn Bates and wife, Sharon Rogers Bates

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 2 on the Plat of Stirton Oman, Jr. and Jack A. Oman Subdivision of record in Plat Book 5050, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Otter Creek Road at the common front corner of lots 1 and 2; thence with the common line between said two lots and passing through Otter Creek Road South 44° 55' East 535.25 feet to a railroad rail monument; thence North along the easterly line of Lot 2 of Forest Hills Subdivision, Section 5, North 4° 46' East 196.6 feet to an iron pin; thence North 21° 16' West 444.06 feet to a point in the southerly margin of Otter Creek Road; thence along the margin of the same South 42° 10' West 307.50 feet to a point; thence leaving said southerly margin and crossing Otter Creek Road North 5° 25' West 19.2 feet to a stone post on the northerly margin of Otter Creek Road; thence along the northerly margin of the same South 46° 06' West 45.0 feet to the point of beginning.

A common easement for access drive and utility lines and for the benefit of present or future owners of all lands abutting both sides of said easement is reserved on a 30 ft. wide strip with its center line starting at the beginning point of the description above and extending S. 44°-55' E. 535.25 ft. to Otter Creek Road.

Being the same property conveyed to Frances A. Oman by deed from Jack A. Oman and wife, Argie C. Oman of record in Book 5231, page 896, Register's Office for Davidson County, Tennessee.

Grantor agrees to furnish free tap privilege for water service connection to 6-inch main on the property.

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 _____ hand _____ this 30th day of December, 1977

X Frances A. Oman
FRANCES A. OMAN, A Widow

STATE OF Tennessee)

COUNTY OF Davidson)

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Personally appeared before me, Dwight Horn, a Notary Public in and for said County and State, the within named Frances A. Oman, a widow, the bargainor with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 30 day of December, 1977

Commission Expires: APRIL 28, 1981

Dwight Horn
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

FRANCES A. OMAN, A Widow

TO

R. LYNN BATES And Wife,

SHARON ROGERS BATES

E 44867.

IDENTIF. REFERENCE

JAN 5 1 57 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JAN-5 78	CONV	30,000.00			
JAN-5 78	S'TAX		B*	78.00	
JAN-5 78	PR'FEE		B*	.50	
JAN-5 78	W'DEED		B*	4.00	* 82.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 30,000.00

R. Lynn Bates

Subscribed and sworn to before me this 30th day of December, 1977

My Commission Expires: 5-10-80

Barbara G. Deaver
Notary Public

DAVIDSON COUNTY, TENN. * BARBARA G. DEAVER * NOTARY PUBLIC