FILE IN BOX 4

79-6-11

FORM NO. WD-1

BOOK 5447 PAGE 633

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,950.00

David R. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 1979.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID R. BATES ETUX (NAME)	THE FIRST NATIONAL BANK (NAME)	173-1-145
605 CEDARMONT DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 9 (STREET ADDRESS)	5DU-32198
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	CENTERVILLE, TENNESSEE 37033 (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, PEISER & CALDWELL BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID R. BATES AND WIFE, KAREN W. 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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Monte Carlo Estates, Section II-B, as of record in Book 5050, page 99, Register's Office for said County.

SAID Lot No. 26 fronts 81.39 feet on the westerly side of Cedarmont Drive and extends back 141.86 feet on the northerly line and 130.76 feet on the southerly line to a dead line in the rear, measuring 94.19 feet thereon.

BEING part of the same property conveyed to Peiser and Caldwell Builders, Inc., by deed from G C & W Enterprises, Inc., P & C Corporation and Jerald V. Peiser and Thomas B. Caldwell III of record in Book 5419, page 827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5196 , page 649 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This is unimproved ( ) improved (X) property, known as 605 CEDARMONT DRIVE (House Number) (Street) NASHVILLE, TN. (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 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 its hand this 7th day of JUNE, 19 79

PEISER AND CALDWELL BUILDERS, INC.

BY:

JERALD V. PEISER, PRESIDENT

STATE OF TENNESSEE
Davidson County

BOOK 5447 PAGE 634

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JERALD V. PEISER

~~and~~ _____ with whom I am personally acquainted and who upon (his oath) ~~(her oath)~~ acknowledged (himself) ~~(herself)~~ to be the PRESIDENT

~~and~~ _____ respectively of the PEISER AND CALDWELL BUILDERS, INC.

the within named bargainor, a corporation, and that (he) ~~(she)~~ as such PRESIDENT

~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said JERALD V. PEISER as such PRESIDENT, ~~and attesting the same by the said~~ _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the 7th day of JUNE, 19 79.

My commission expires 11/7/79

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
PEISER AND CALDWELL BUILDERS, INC.

TO
DAVID R. BATES AND WIFE,
KAREN W. BATES

F. 33686

IDENTIF. REFERENCE

JUN 8 3 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5447 PAGE 635~~

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56950.00- CO	
			147.94 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	152.44-
B333A06/08/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 33686

IDENTIF. REFERENCE

JUN 8 3 57 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 689302