BOOK 5456 PAGE 285

# WARRANTY DEED

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard D. Bates et ux | First Tennessee Bank | MAP 21 |
| (NAME) | (NAME) | |
| 6223 Eatons Creek Rd. | P.O. Box 474 | PAR. 40 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Joelton, Tenn. 37080 | Memphis, TN 33101 | 14D-26 340 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and 00/100---------- (10.00) *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration

Duane A. Warren and wife, Lela M. Warren

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

Richard D. Bates, and wife, Rebecca P. Bates

*(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in the 14th Civil District of said County, being part of Tract 4 as shown on survey of the Division of George E. Anderson's Farm, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows:

Beginning in the center of Eatons Creek Road at a point 200 feet north 2° 15' east of the northeasterly corner of the property conveyed to W.T. Johns, by deed of record in book 2539, page 275, Register's Office for said County, and running thence north 87°deg. west 469.7 feet to an iron pin; thence north 1° 15" east 100 feet to and iron pin; thence south 87° east 471.4 feet to the center of Eatons Creek Road; thence with the center of Eatons Creek Road, South 2 deg. 15' west 100 feet to the beginning, containing 1.02 acres, more or less, exclusive of the area contained in said roadway.

Title to the land hereinafter described is vested in Duane A. Warren etux Lela M. Warren by deed from Artie G. Brooks, a widow of record in Book 4614, Page 921, 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 $ 44,500.00

Subscribed and sworn to before me, this the 20th day of June, 19 79

Affiant

My commission expires: 1-18-82 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 6223 Eatons Creek Road, Joelton, Tennessee 37080
(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*

Richard D. Bates and wife, Rebecca P. Bates *(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* Richard D. Bates and wife, Rebecca P. Bates *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 20th *day of* June, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Duane A. Warren

Lela M. Warren

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Duane A. Warren and wife, Lela M. Warren

*the within named 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* Madison, *Tennessee, this* 20th *day of* June, *19* 79

*Notary Public*

*Commission expires* 1-18-82

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* .....

2389

F 36893

IDENTIF. REFERENCE

JUN 27 9 05 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM

TO

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
**Chicago Title Insurance Company**
CHICAGO, ILLINOIS

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

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RECEIVED OF _____

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 |
|---|---|---|---|---|
| | | | 44500.00- | CO |
| | | | 115.70 | CO TX |
| | | | .50 | PRFEE |
| | | | 4.00 | WDEED |
| | | | CHECK | 120.20- |
| | | | 2389A06/27/79 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36893

IDENTIF. REFERENCE

JUN 27 9 05 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 693235