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5873 09/01 85.02- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,167.92

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st. DAY OF August, 19 81

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard H. Bates and Ruth Bates Bullard (NAME)	Lomas and Nettleton Company (NAME)	199-10
2725 Hardford Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	122
Nashville, Tn. 37210 (CITY) (STATE) (P O ZIP)	Virginia Beach, VA 23451 (CITY) (STATE) (ZIP)	6DA-34011

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, Don W. Anderson and Mary Sue Newman, being the only heirs at law of Lora T. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Bates and Ruth Bates Bullard as tenants in common with specific rights of survivorship.

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. 36 on the Plan of Hidden Acres Subdivision as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lora T. Anderson by installment deed from Earl Darnell of record in Book 5628, page 646, said Register's Office. Lora T. Anderson having since died and Don W. Anderson and Mary Sue Newman being the only heirs at law of Lora T. Anderson according to Letters of Administration of record in Minute Book 269, page 192, Probate Court for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 1394, page 218, said Register's Office.

THE GRANTEES hereby assume and agree to pay the first mortgage held by Lomas and Nettleton in the original principal amount of $12,400.00 executed February 26, 1970 and filed for record March 3, 1970 in Book 4401, page 134, said Register's Office. The taxes for 1981 have been pro-rated

The Plan of record in Book 1130, Page 89, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Hartford Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

THIS conveyance is subject to any and all easements of record, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 2725 Hartford Drive, Nashville, Tennessee 37210
(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 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 our hands this 31st. day of August, 19 81

Don W. Anderson: Don W. Anderson

Mary Sue Newman: Mary Sue Newman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don W. Anderson and Mary Sue Newman

the bargainors, 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 31st. day of August 1981

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____

My commission expires _____

Notary Public

G 5 8 1 5 9

WARRANTY DEED

FROM

Don W. Anderson and Mary Sue Newman

TO

Richard H. Bates and Ruth Bates Bullard

IDENTIF. REFERENCE

SEP 1 10 06 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5789 PAGE 987

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36167.92- CO	
			78.52 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	36.92-
5673ALS/01/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 8 1 5 9

IDENTIF. REFERENCE

SEP 1 10 05 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 841452