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FORM NO. WD-1

File # 20282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 86

Notary Public

MY COMMISSION EXPIRES: 4-17-87
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. BATES, JR. (NAME)	Capitol Mortgage Corporation (NAME)	MAP 148-12
4504 Dowdy Drive (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PAR 247
Nashville, TN. 37211 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	2DU-15583

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, BAKER WOODROOF and wife, KAREN WOODROOF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. BATES, JR. and wife, CLAUDIA L. 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. 46 on the Plan of Hazelwood Subdivision, Section 18, recorded in Book 5190, Page 301, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Baker Woodroof and wife, Karen Woodroof by deed from R. B. Woodroof and wife, Margrette I. Woodroof recorded in book 5587, Page 429, Register's Office for Davidson County, Tennessee.

79909

IDENTIFICATION REFERENCE

JAN 5 11 43 AM '87

FELIX E. WILSON, CLERK & REGISTER
DAVIDSON COUNTY, TN

This is X unimproved ( ) improved ( ) property, known as 4504 Dowdy Drive, Nashville, TN. 37211
(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 their hands this 23rd day of December, 19 86

BAKER WOODROOF X Baker Woodroof

KAREN WOODROOF X Karen Woodroof

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BAKER WOODROOF and wife, KAREN WOODROOF

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 19 86.

Commission Expires 8-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

BAKER WOODROOF

KAREN WOODROOF

TO

JOHN J. BATES, JR.

CLAUDIA L. BATES

Saturn & Mazer, Attorneys
Box 1
Box 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

6.00 .. G- CERT.
107.38 STAX
.50 MTGF
6.00 WDF
CHEK 119.88-
[illegible] .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79909

IDENTIFICATION REFERENCE

JAN 5 11 43 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No30584