FILE NO. 32105
FILE BOX "7"

FORM NO. WD-1

BOOK 9234 PAGE 596

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 19 94

Notary Public

MY COMMISSION EXPIRES: 1/[illegible]
(AFFIX SEAL)

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 SAUNDERS BATES et ux	S A M E	105-10-237
(NAME)	(NAME)	
759 Roycroft Place		16W 18230
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37203		
(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, HAROLD G. BOWERS, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN SAUNDERS BATES and wife,
MELINDA D. 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. 18 in the C. S. Chadwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

SAID Lot No. 18 fronts 50 feet on the southerly side of Roycroft Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Harold G. Bowers by deed from Robert Lynn Canady and wife, Marjorie G. Canady of record in Book 7469, page 760, Register's Office for Davidson County, Tennessee.

GRANTEES herein specifically agree to assume all of the obligations set forth in the Note executed by HAROLD G. BOWERS, Unmarried, to ROBERT LYNN CANADY et ux, and the Deed of Trust securing same of record in Book 7469, page 760, Register's Office for Davidson County, Tennessee. It is understood and the lien created therein is a wraparound obligation subject to the prior lien in the Installment Deed from S. K. Grayson et ux to Robert Lynn Canady of record in Book 5696, page 469 as modified in Book 6531, page 38, and payment of the assumed obligation shall entitle Grant to a release of the underlying indebtedness as well.

unimproved ( ) This is improved (XX) property, known as 759 Roycroft Place, Nashville, Tennessee 37203
(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 my hand this 31st day of January, 19 94

Harold G. Bowers by Alice M. Riley
HAROLD G. BOWERS Attorney in Fact

BOOK 9234 PAGE 597

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

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

TO

94 JAN 31 PM 12:16

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

12716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of January, 1994, before me personally appeared ALICE M. RILEY, to be known to be the person who executed the foregoing instrument in behalf of HAROLD G. BOWERS, as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said HAROLD G. BOWERS, as though he personally had acted.

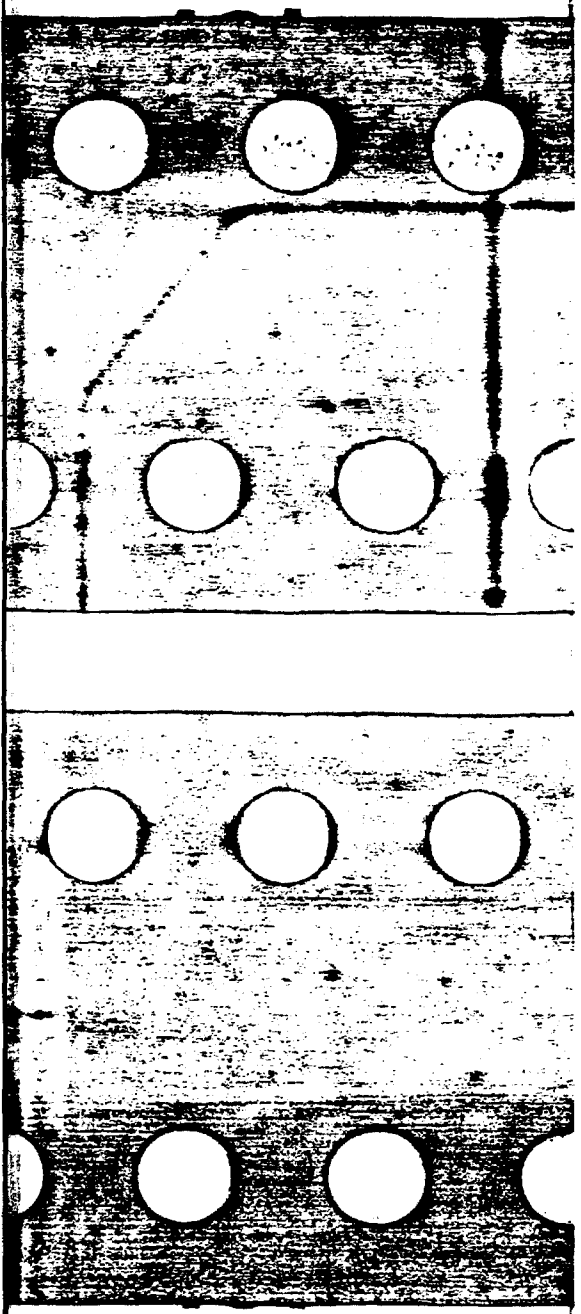
WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 1/22/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 01 31 0101 03CHECK 268.00



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

RECEIVED OF _____

FOR _____ BOOK 9234 PAGE 598

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

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5001 5245

12716
IDENTIFICATION REFERENCE

94 JAN 31 PM 12:16

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

No.751163