B0144

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN**<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater for this transfer is $ 175,000.00.<br><br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 30th day of January, 1995.<br><br>Notary Public<br><br>My Commission Expires: |

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Leslie C. Bates and wife,<br>Judy L. Bates<br>400 Valley Trace Drive<br>Nashville, TN 37221 | SAME | 143-06A-69 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. EDWARD CLARK AND WIFE, JOYCE ALLEN BEYER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LESLIE C. BATES AND WIFE, JUDY L. BATES,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Phase Two Harpeth Trace Estates, of record in Book 5200, page 556-558, Register's Office for said County.

Said Lot No. 35, which is a corner lot, fronts 74.73 feet on the westerly margin of Harpeth Trace Drive and fronts 71.28 feet on the northerly margin of Valley Trace Drive, said frontages being joined by a curve having a length of 33.21 feet, and extends back 129.31 feet on the westerly line and 106.19 feet on the northerly line to a point of intersection.

Being the same property conveyed to W. Edward Clark and Joyce Allen Beyer, as joint tenants with the right of survivorship, by deed from Clifford T. Jeffries and wife, Susan W. Jeffries, of record in Book 8320, page 930, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants of record in Book 5120, page 208, as amended in Book 5380, page 387, and made applicable in Book 6094, page 718, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 566-558, Register's Office for said County.

This is improved property known as 400 Valley Trace Drive, Nashville, TN 37221

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 30th day of January, 1995.

29384
IDENTIF. & REFERENCE

95 JAN 30 PM 4:11
REGISTER
DAVIDSON COUNTY, TN.

W. Edward Clark
W. Edward Clark

BY: June B Doak
June B. Doak, Attorney-in-fact
attorney in fact

Joyce Allen Beyer
Joyce Allen Beyer

BY: June B Doak
June B. Doak, Attorney-in-fact
attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUNE B. DOAK,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT FOR W. EDWARD CLARK** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 30th day of January, 1995.

Notary Public

My Commission Expires: 9/2/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

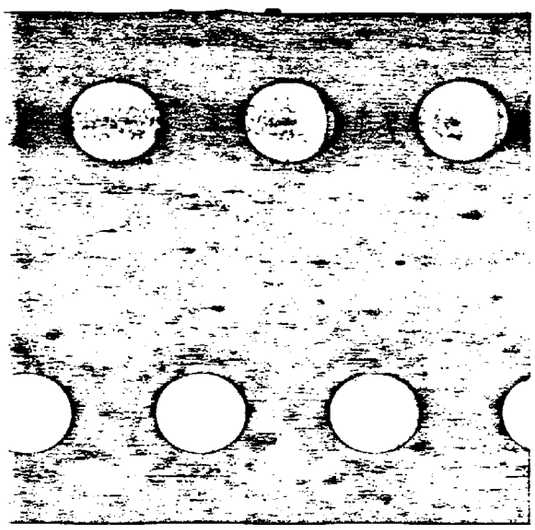
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUNE B. DOAK,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT FOR JOYCE ALLEN BEYER** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 30th day of January, 1995.

Notary Public

My Commission Expires: 9/2/96

95 JAN 30 0101 03CHECK 550.50



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

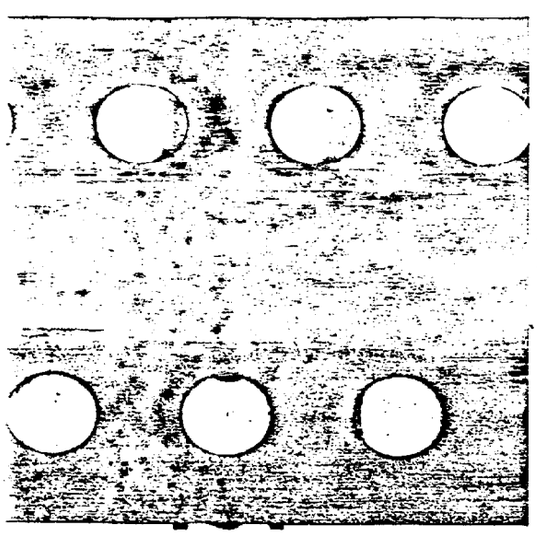
RECEIVED OF _____

FOR _____

BOOK 9581 PG 990

| | | |
|---|---|---|
| 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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/95 01 16:11 0001 6555

29384
IDENTIF. ← REFERENCE

95 JAN 30 PM 4:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 278329