B4436

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9811 PG 243

WARRANTY DEED

Name and Address of New Owner:
Ronald M. Nemetz
Brian F. Williams

Send Tax Bills To:

Street Address of Subject Property:
836 Stirrup Drive
Nashville, TN 37221

Map-Parcel No:
142-03-18

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DENNIS BATES AND WIFE, SHEILA GARVIN BATES AND ANN BATES, UNMARRIED,** hereinafter called **"GRANTORS"** have bargained and sold and by these presents, does transfer and convey unto **RONALD M. NEMETZ AND BRIAN F. WILLIAMS,** hereinafter called **"GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 356 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis Bates and wife, Ann Bates, by deed from James E. Patterson and wife, Evelyn Patterson, as of record in Book 5194, page 641, Register's Office for said County, the said Dennis Bates and Ann Bates having since divorced and Dennis Bates having married Sheila Garvin Bates.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 4643, page 946, as amended in Book 5057, page 885, as modified in Book 5440, page 138, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 28th day of September, 1995.

Dennis Bates
Dennis Bates

Sheila Garvin Bates
Sheila Garvin Bates

Ann Bates
Ann Bates

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named Dennis Bates and wife, Sheila Garvin Bates, the bargainor, 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 the 28th day of September, 1995.

NOTARY PUBLIC
My commission expires: 2-27-96

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named Ann Bates, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28th day of September, 1995.

Notary Public
My commission expires: 1-27-96

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

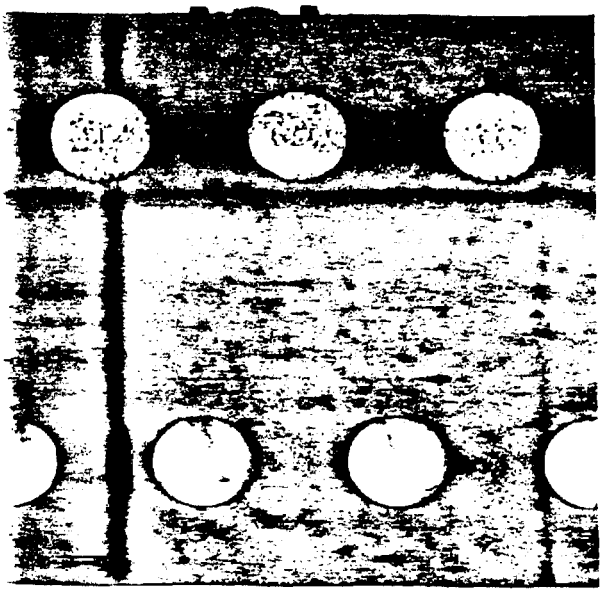
The actual consideration or value whichever is greater for this transfer is $20,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 1995.

Notary Public
My commission expires:

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
WILLIAM ARTHUR CRAGG
1995 SEP 29 PM 3:2
DAVIDSON COUNTY, TN
REGISTER
IDENTIF. # REFERENCE
0106594
3807 8/29 0101 03CHECK
83.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

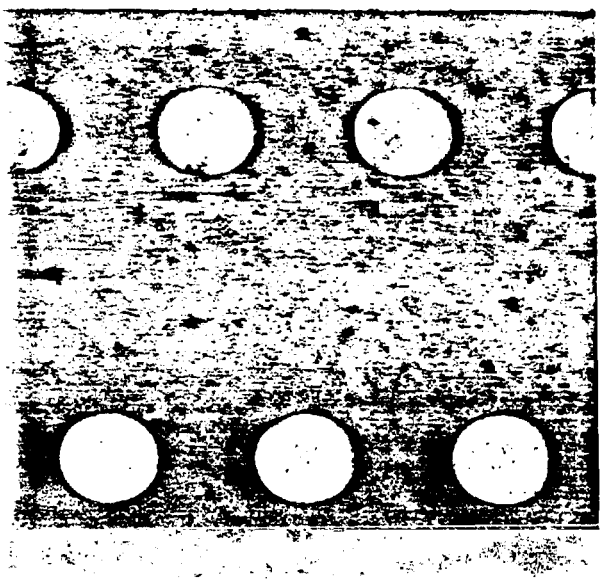
RECEIVED OF _____

FOR _____

BOOK 9811 PG 245

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] 0001 0807

0106594
IDENTIF. ↑ REFERENCE

95 SEP 29 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959608