This Instrument Prepared By:

Bottorff & Kavin, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9863 PG 665

ADDRESS NEW OWNER:
Michael L. Bates and Jennifer Bates
5037 Dovecote Drive
Nashville, Tennessee 37220

SEND TAX BILL:
To Owner

MORTGAGEE:
Robert L. Barnes

MAP AND PARCEL:
MAP 146-11
GROUP O
PARCEL 36

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert L. Barnes hereinafter called the Grantors' has bargained and sold, and by these presents do transfer and convey unto Michael L. Bates and wife, Jennifer 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. 63 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123, and 124, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert L. Barnes by deed from Sarah Barnes Murray of record in Book 8273, page 551, Register's Office, Davidson County, Tennessee.

This is improved property known as 5037 Dovecote Drive, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael L. Bates and wife, Jennifer Bates, their heirs and assigns, forever; and I, Robert L. Barnes do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this the 13th day of November, 1995.

Robert L Barnes

Robert L. Barnes

95 NOV 20 AM 8:40
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
012276

BOOK 9863 PG 666

STATE OF TENNESSEE)
COUNTY OF WIILIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Barnes the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of November, 1995.

Robert M Loffi
NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 87,500.00.

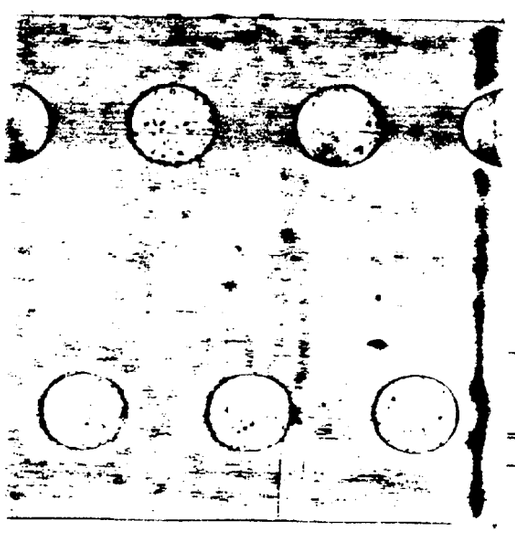
Michael L. Bates
AFFIANT

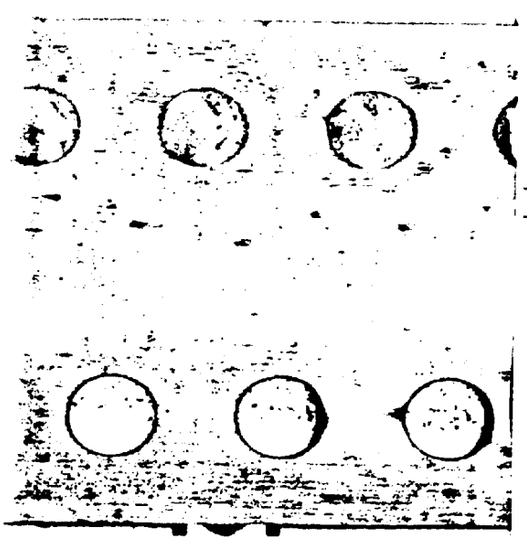
Subscribed and sworn to before me this 13th day of November, 1995.

Robert M Loffi
NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

9801 11/20 0101 03CHECK 332.75





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

RECEIVED OF _____

FOR _____

BOOK 9863 PG 667

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

11/20/95 01 08:42 0001 9801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124276
IDENTIF. & REFERENCE

95 NOV 20 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978348

Property against all claims and demands