This instrument prepared by:
Paul N. Rudolph, Attorney at Law
222 2nd Ave. N. Ste. 316
Nashville, Tennessee 37201

GENERAL WARRANTY DEED
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

R 10021 P 397

The actual consideration or value, whichever is greater, for this transfer is $ 123,590.29 .

Affiant

Sworn to and subscribed before me this 19 day of April 1996.

My Commission Expires: 9-18-99

Notary Public

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP-PARCEL
Ricky H. Bates	Same	Map 97-8
6024 Port Anadarko Trail		Parcel 17
Hermitage, TN 37076		

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Richard L. Garrett, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ricky H. Bates, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

0173245 IDENTIFICATION REFERENCE

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Lake Park Subdivision, Section 8 of record in Book 4885, Page 184, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard L. Garrett by deed from Fred T. Kimbrell, Jr. and wife, Joy D. Kimbrell, of record in Book 7938, Page 367.

This is improved property known as 6024 Port Anadarko Trail, Hermitage, Tennessee 37076.

This conveyance is made subject to 1996 taxes, which have been prorated and assumed by Grantee; and to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever

AND GRANTOR does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Taxes for the year 1996, a lien, but not yet due and payable.

2. Deed of Trust securing the payment of a Promissory Note to National Mortgage Company executed September 13, 1989, in the

original principal sum of $103,073.00 as of record in Book 7938, Page 370, said Register's Office.

3. Restrictive Covenants, of record in Book 5063, Page 375, Register's Office for Davidson County, Tennessee.

4. The Plan of Record in Book 4885, Page 184, Register's Office for Davidson County, Tennessee, showing as an Owner's Certificate, a 30 ft. minimum building setback line from Port Anadarko Trail, a 10 foot public utility and drainage easement across the rear lot line, a 10 foot public utility and drainage easement along the northwest lot line.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and assigns to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

CATHERINE L. GARRETT, WIFE OF RICHARD L. GARRETT, JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST, SHE MAY HAAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

WITNESS my hand this 19th day of April, 1996.

Catherine L. Garrett
CATHERINE L. GARRETT

Richard L. Garrett
RICHARD L. GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

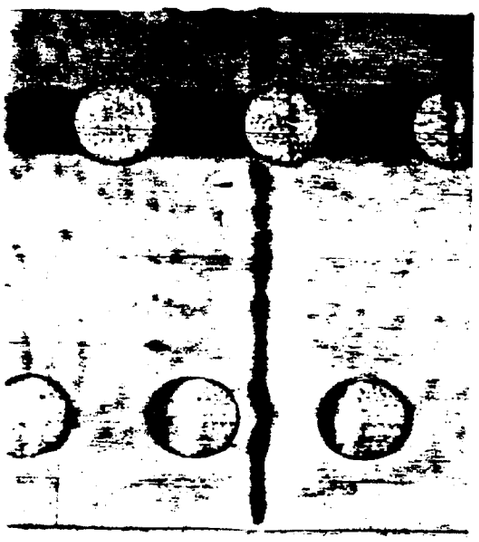
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Garrett and Catherine L. Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

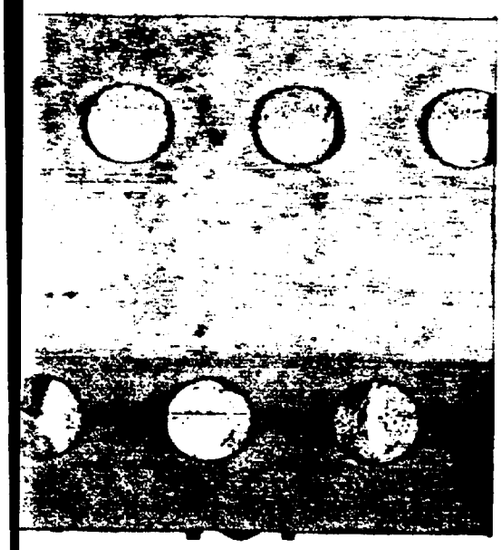
WITNESS my hand and official seal this 19th day of April, 1996.

Pam Bechman
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE

My commission expires:
11/22/97





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

RECEIVED OF _____

FOR _____

BOOK 10021 PG 399

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

DANT 123590.29
DON TX 457.29
PRFEE 1.00
MTGFEE 8.00
TOTAL 466.29
CHECK 466.29

D.C.R.D. 21 14:44:1 0001 2528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173245
IDENTIF. ↑ REFERENCE

96 APR 19 PM 2:40

REGISTER
DAVIDSON COUNTY, TN.

No. 1030465