BOOK 2

BOOK 10246 PG 257

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 53,700.00

Barry Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF October 19 96

Regina L. Terry
Notary Public

MY COMMISSION EXPIRES: 3/24/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Bates (NAME)	New Owner (NAME)	181-216
6317 Pettus Road (ADDRESS)	4053 Darlene DR (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch TN 37013 (CITY) (STATE) (ZIP)	

FOR AND 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, Jeffrey Allen Bunch and wife, Ellen Isenberg Bunch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry Bates and wife, Martha Y. 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:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to Jeffrey Allen Bunch and wife, Ellen Isenberg Bunch, by deed from J.D. Stevens, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, of record in Book 9518, Page 456, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters according to the unrecorded plat prepared by J. Bruce Rainey, Tennessee No. 823 of Bruce Rainey & Associates, dated July 13, 1993, revised May 19, 1994; restrictions of record in Book 9518, page 456; a Private Road and Utility Easement and Maintenance Agreement of record in Book 9518, page 526; Easement for electric power lines in Book 4422, page 649; All matters according to the unrecorded Drawing No. L-35485 of Nashville Electric Service; a 50 foot ingress/egress utility easement; a 10 foot utility easement; a T.V.A. transmission line easement; Greenbelt assessment of record in Book 8848, page 387 and 388; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6317 Pettus Road, Antioch, TN 37013
(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 our hands this 30th day of October 19 96

Jeffrey Allen Bunch

Ellen Isenberg Bunch

Ellen Isenberg Bunch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10246 PG 258

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Allen Bunch and wife, Ellen Isenberg Bunch

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of AtOctober, 1996.

Commission expires 3/27/99

Notary Public

My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Jeffrey Allen Bunch and wife, Ellen Isenberg Bunch

TO

Barry Bates and wife, Martha Y. Bates

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. & REFERENCE 0242550

96 NOV -1 PM 2:23
FILED & RECORDED
DAVIDSON COUNTY, TN.

EXHIBIT "A"

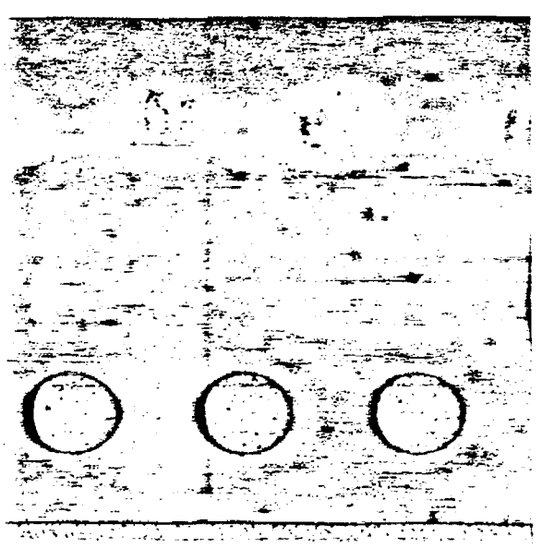
BOOK 10246 PG 259

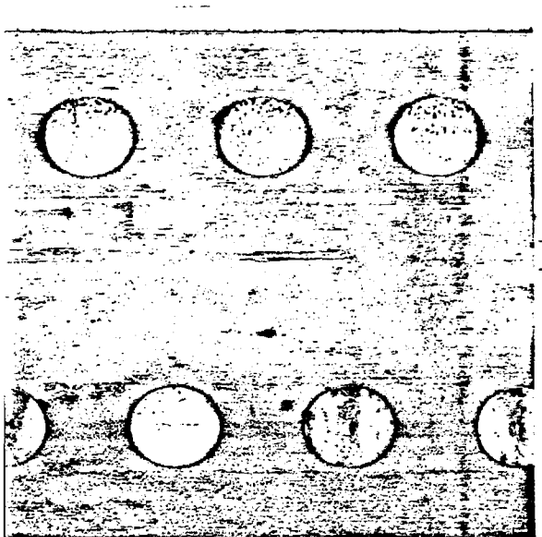
TRACT 15

Land in the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 1,868.85 feet northerly as measured along the centerline of said easement from the northerly margin of Pettus Road, said point of beginning also being the Southeast corner of the herein described tract; thence leaving the centerline of said ingress-egress easement and with the line of Tract No. 16 of the J. D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post 25.00 feet in all 1,113.00 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 197.70 feet to an iron pin;thence with the southerly line of Tract No. 14 of the said J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post as 1075.00 feet in all 1100.00 feet to an iron pin in the center of said 50 foot joint use ingress-egress and utility easement; thence with the center of said easement South 04 degrees 41 minutes 13 seconds West 20.89 feet to a point; thence with a curve to the left having a radius of 1208.85 feet and a long chord of 177.29 feet, said chord having a bearing of South 00 degrees 28 minutes 56 seconds West a distance along the curve of 177.45 feet to the point of beginning, containing 5.01 acres more or less.

6979 11/01 0101 03CHECK 211-69





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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 260

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
			CHMT	53700.00
			CON TX	198.69
			PRFEE	1.00
			WDEED	12.00
			TOTAL	211.69
			CHECK	211.69
11/01/96	01		14:24 0001	6979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242550 IDENTIF. ↑ REFERENCE

96 NOV -1 PM 2:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083917