BOOK 10465 PG 923

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-6176

MAP/GROUP/PARCEL
053 13 0 098.00

NEW OWNER'S NAME AND ADDRESS:
Laura C. Bates and Davy E. Huff, Jr.
621 Brentmeadow Circle
Madison, Tennessee 37115

SEND TAX BILLS TO:
Tucker Federal Bank
d/b/a Prime Lending
P.O. Box 211788
Augusta, GA 30917-1788

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Walter Scott Coffey, Jr., individually and as Executor of the Estate of Lucia Young, and Ramona K. Grove, the sole heirs of Lucia Young, hereinafter called Grantors, do hereby transfer and convey unto Laura C. Bates and Davy E. Huff, Jr., their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 31A, of Zone Lot Division of Lot No. 31, on the Plan of Kimbolton Subdivision, Phase I, a plat of which is of record in Plat Book 6900, Page 987, which amends Plat Book 6900, Pages 276-278, and amended in Plat Book 7577, Page 553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

The subject property is improved property commonly known as 621 Brentmeadow Circle, Madison, Tennessee 37115.

BEING the same property conveyed to Lucia Young, unmarried, by deed of record in Book 9691, Page 475, Register's Office for Davidson County, Tennessee. Lucia Young is deceased and Walter Scott Coffey, Jr. was appointed Executor of her estate by the Probate Court for Davidson County, Tennessee, on January 19, 1997. Ramona K. Grove and Walter Scott Coffey are the sole heirs of Lucia Young. (Walter Scott Coffey and Walter Scott Coffey, Jr. is one and the same person.)

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

97 MAY 27 AM 8:59
FELIX A. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0308435

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10465 PG 924

Walter Scott Coffey Jr.
Executor of the Estate of Lucia Young

Walter Scott Coffey, Jr.
Individually and as heir of Lucia Young

Ramona K. Grove
Individually and as heir of Lucia Young

STATE OF LOUISIANA
COUNTY OF Allen

PERSONALLY appeared before me, the undersigned authority, Walter Scott Coffey Jr., individually and as Executor of the Estate of Lucia Young, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Kinder, LA, on this the 1st day of May, 1997.

Charity A. Ortego
NOTARY PUBLIC

MY COMMISSION EXPIRES:
is for life

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 74,000.00.

Subscribed and sworn to before me, this the 19th day of May, 1997.

MY COMMISSION EXPIRES: 4-15-2000

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

4904 05/27 0101 03CHECK 282.80

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

RECEIVED OF _____

FOR _____

BOOK 10465 PG 925

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

05/27/97 01 08:58 0001 4904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03084 35
IDENTIF. ↑ REFERENCE

97 MAY 27 AM 8:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1