THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard H. Bates 4819 Sandersville Rd. Mt. Juliet, Tn. 37122	Same as New Owner	Map 71-7 Parcel 173 Field Book 12DZ 50830

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT L. HOLCOMB and wife, DELPHIA L. HOLCOMB, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD H. BATES, a single man, hereinafter referred to as the "GRANTEE", his 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. 13 and the northerly 5 feet of Lot No. 14 on the Plan of the re-subdivision of I. D. Luton's Addition, as of record in Book 974, page 55, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 80 feet on the easterly side of Luton Street and run back on the northerly line 192.3 feet and on the southerly line 195.3 feet to a dead line on which they measure together 80 feet.

BEING the same property conveyed to Robert L. Holcomb and wife, Delphia L. Holcomb, by deed from Leslie Thomas Stevens and wife, Ruth Waggoner Stevens, of record in Book 2335, page 429, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1719 Luton St., Nashville, TN 37207.

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

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. State and County Taxes for the taxable year 1997 which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 975, page 55, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 6th day of October, 1997.

"GRANTORS"

Robert L. Holcomb
ROBERT L. HOLCOMB

Delphia L. Holcomb
DELPHIA L. HOLCOMB

"GRANTEE"

RICHARD H. BATES, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. HOLCOMB and wife, DELPHIA L. HOLCOMB, and RICHARD H. BATES, a single man, 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, at office, this the 6th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Sworn to and subscribed before me, this the 6th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

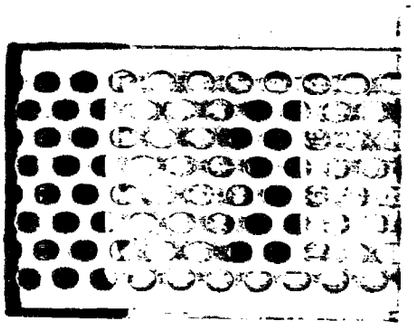
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

FEE 10/07 0101 03CHECK 212.50

97 OCT -7 AM 9:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0356545



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

RECEIVED OF _____

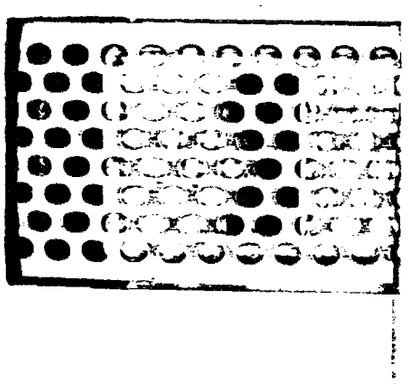
FOR _____

BOOK 10637 PG 732

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 212.50
				CHECK 212.50
10/07/97	01			09:40 0001 7229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0356545
IDENTIF. ↑ REFERENCE

97 OCT -7 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1206565