[redacted]

184

576104

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

BOOK 10770 PG 655

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
James Terry Bates and wife, Kathy Askew Bates 1203 Graybar Lane Nashville, TN 37215	Same	104-8-159

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES ANN FORD, an unmarried resident of Hamilton County, Tennessee ("Grantor") has bargained and sold, and by these presents does transfer and convey unto JAMES TERRY BATES and wife, KATHY ASKEW BATES ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 and the southerly ten feet of Lot No. 14 according to the map of L.H. Shield's Subdivision of Lot No. 69 in the O.B. Hayes Plan of Large Lots, of record at page 158 of Book 161 in the Register's Office for Davidson County, Tennessee; Said Lot No. 13 and said part of Lot No. 14 adjoining and fronting together 65 feet on the westerly side of 19th Avenue South and running back 159.7 feet on the southerly line of Lot No. 13 and 154 feet more or less on the north line of Lot No. 14 to an alley in the rear on which they measure 65.1 feet more or less;

Being the same property conveyed to Charles M. Ford, Jr. by deed of record in Book 2693, page 638, Register's Office for said County, the said Charles M. Ford, Jr., having since conveyed an interest as tenant by the entireties to Frances Ann Ford by deed of record in Book 4128, page 357, said Register's Office for said County, and the said Charles M. Ford, Jr., having since died.

BOOK 10770 PG 656

This is improved (X) unimproved ( ) property known as:

1705 19th Avenue South
House Number

Nashville, Davidson County, Tennessee 37215
City, County, State and Zip

Said property is conveyed subject to the following matters:

1. Davidson County taxes for 1998, a lien, but not yet due and payable.

2. Permanent Slope Easement granted to the Nashville Housing Authority, of record in Book 4598, page 581, Register's Office for Davidson County, Tennessee.

3. Dedication of right-of-way for Wedgewood Avenue of record in Plat Book 4660, page 147, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 27th day of January, 1998.

GRANTOR:

Frances Ann Ford

FRANCES ANN FORD

98 JAN 27 PM 3:05

0394182

IDENTIFICATION REFERENCE

6429 12 0101 03CHECK 827.00

BOOK 10770 PG 657

STATE OF TENNESSEE

COUNTY OF DAVIDSON

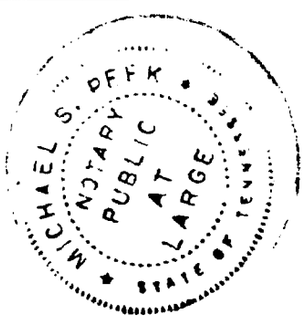
Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, FRANCES ANN FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1998.

Michael S Peek
Notary Public

My Commission Expires:

July 25, 1998



STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $220,000.00.

J. Henry Ford
Affiant

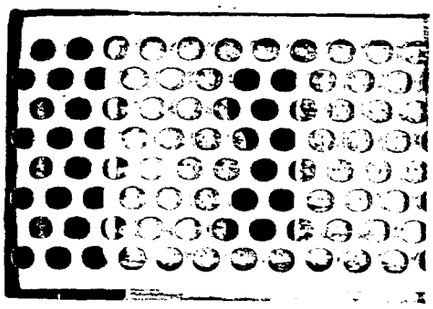
Sworn to and subscribed before me this 27th day of January, 1998.

Michael S Peek
Notary Public

My Commission Expires:

July 25, 1998





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10770 PG 658

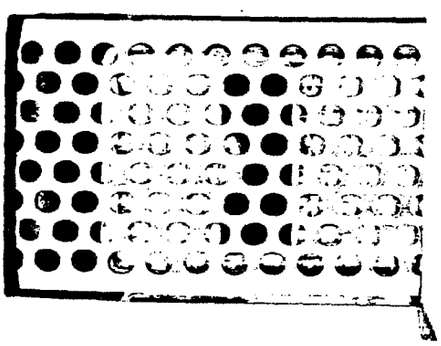
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO Tx - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
220000.00
CON TX 814.00
PRFEE 1.00
WDEED 12.00
TOTAL 827.00
CHECK 827.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/27/98 01 15:09 0001 6429



0394182
IDENTIF. & REFERENCE

98 JAN 27 PM 3:05

REGISTER
DAVIDSON COUNTY, TN.

No. 1247023