THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE, AS THIS DEED WAS PREPARED SOLELY FROM INFORMATION PROVIDED AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR CURRENT SURVEY

This Instrument Prepared By:
Ronald J. Attanasio, Attorney
HURLEY, SHARP & ATTANASIO
713 Market Street, Suite 300
Knoxville, Tennessee 37902-2396
(423)971-4040

061-14-0
010.00

WARRANTY DEED

THIS INDENTURE made this 10th day of March, 19 98, by and between

JAMES ROBERT BATES, and wife, KIMBERLY DAWN BATES

of Davidson County, Party of the First Part, and

WAYNE R. SIMMONS, and wife, ELIZABETH ANN SIMMONS

of Davidson County, Party of the Second Part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the said party of the second part the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 168 and the easterly 25 feet of Lot No. 169 on the Plan of Maplewood Heights Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County. Said Lot No. 168 fronts 100.6 feet on the northerly side of Ben Allen Road and runs back 305-1/2 feet on the easterly line and 316.3 feet on the westerly line to a dead line on which it measures 100 feet.

Said part of Lot No. 169 fronts 25 feet on the northerly side of Ben Allen Road and runs back between parallel lines 314.05 feet, more or less, on the westerly line and 311.3 feet on the easterly line to a dead line in the rear.

Being the same property conveyed to James Robert Bates, Unmarried, by Deed dated 23rd day of March, 1987, and recorded in book 7179, Page 253, in the Register's Office for Davidson County, Tennessee.

Which property has the address of 711 Ben Allen Road, Nashville, Tennessee 37216.

BEING AND INTENDING TO BE all of the same property conveyed to James Robert Bates by deed from James Ronald Bates and Frances Bates dated March 23, 1987, and recorded in Book of Deeds Vol. 7179, Page 253, in the Register's Office for Davidson County, Tennessee.

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, hereby releasing all claims to homestead and dower therein;

To have and to hold the said premises to the said party of the second part, his heirs and assigns, forever.

And the party of the first part, for himself and for his heirs, executors and assigns, does hereby covenant with the said party of the second part, his heirs, executors and assigns, that the party of the first part is lawfully seized in fee simple of the premises above conveyed, and that he has full power, authority and right to convey the same; that said premises are free from all encumbrances, and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal this 10th day of MARCH, 19 98.

James Robert Bates
JAMES ROBERT BATES

Kimberly Dawn Bates
KIMBERLY DAWN BATES

STATE OF TENNESSEE)
COUNTY OF SUMNER)

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, JAMES ROBERT BATES, with whom I am personally acquainted, the within named bargainor, and who, after having been duly sworn according to law, acknowledged that he executed the within instrument as his own free act and deed and for the purposes therein contained.

WITNESS my hand and official seal, at office, this 10 day of MARCH, 19 98.

Sharon Bowling
Notary Public

My Commission Expires: My Commission Expires MAY 27, 2001

STATE OF TENNESSEE)
COUNTY OF SUMNER)

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY DAWN BATES, with whom I am personally acquainted, the within named bargainor, and who, after having been duly sworn according to law, acknowledged that she executed the within instrument as her own free act and deed and for the purposes therein contained.

WITNESS my hand and official seal, at office, this 10 day of MARCH, 19 98.

Sharon Bowling
Notary Public

My Commission Expires:

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION OR TRUE VALUE OF THIS TRANSFER, WHICHEVER IS GREATER, IS $90,000.00

AFFIANT: _____.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF March, 1998.

DEPUTY REGISTER/NOTARY PUBLIC _____.

My Commission Expires 3/21/98

RESPONSIBLE TAXPAYER ARE:

Wayne R. and Elizabeth Anne Simmons
1910 West Harpeth Road
Franklin, Tennessee 37064

PICK-UP

98 MAR 10 PM 2:52

3737 03/10 0101 03CHECK 346.00

041041 4

IDENTIF. # REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10831 PG 541

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 346.00

03/10/98 01 14:50 0001 3737

04104414
IDENTIF. & REFERENCE

98 MAR 10 PM 2:52

REGISTER

No. 1264134