0444779

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (ljh) Title No: 39992
Dav. Co. File: Box 8

98 JUN -2 PM 12:54

REGISTER
DAVIDSON COUNTY, TN

BOOK 10956 PG 924

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas V. Bates Cindy L. Bates 1919 19th Avenue South Nashville, TN 37212	First American National Bank First American Center Nashville, TN 37237-0209

TAX MAP-PARCEL NUMBERS: 104-12-173

4581 06/02 0101 03CHECK 619.80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 164000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary H. Folger and Martha Recher,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas V. Bates and spouse, Cindy L. Bates,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 53 and the northerly 50 feet of Lot No. 54 on the plan of Christopher & Kirkman's Addition to Belmont Park, of record in Book 57, page 158, said Register's Office.

SAID parts of Lots Nos. 53 and 54 adjoin and front together 75 feet on the westerly margin of 19th Avenue, South, formerly Avondale Avenue, and extends back between parallel lines 159 feet to an alley.

BEING the same property conveyed to Mary H. Folger and Martha Recher by deed from Sarah Cayce Hesson, unmarried, of record in Book 6079, page 611, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57, Page 158, said Register's Office.

The Grantors herein certify that the subject property has never been a principal residence for either of them.

This instrument is executed on behalf of Mary H. Folger by Martha Recher as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1919 19th Avenue South, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 1998.

Mary H. Folger

Mary H. Folger, By: Martha Recher, Atty-In-Fact

Martha M. Recher

Martha Recher

State of Tennessee
County of Davidson

On this 29th day of May, 1998, before me the undersigned authority, personally appeared **Martha Recher**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 164000.00

Affiant

Sworn and subscribed before me on the 29th day of May, 1998.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Recher**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary H. Folger**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of May, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary H. Folger and Martha Recher

TO: Thomas V. Bates and Cindy L. Bates

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

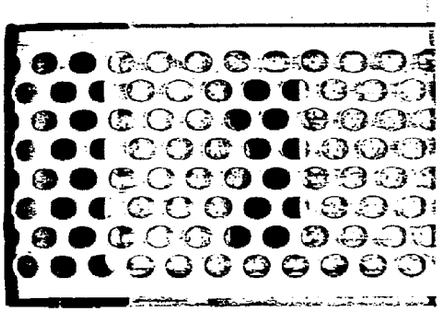
Martha Recher
Martha Recher, Affiant

Sworn to and subscribed before me this
29th day of May, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000



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

RECEIVED OF _____

FOR _____

BOOK 10956 PG 927

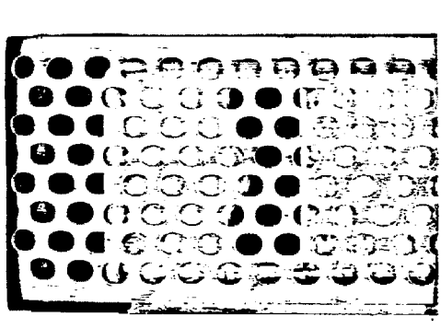
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 164000.00
CDN TX 606.80
PRFEE 1.00
WDEED 12.00
TOTAL 619.80
CHECK 619.80

06/02/98 01 12:56 0001 4581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044779
IDENTIF. & REFERENCE

98 JUN -2 PM 12:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1300513