BOOK 11052 PAGE 259

Please return to:
THOMAS J. HAYNES, ATTORNEY
117 N. Maple St.
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,165.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 11-24-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ward Bates (NAME)	Cavalry Banking (NAME)	181-3-A-30.00
6617 Broken Bow Drive (ADDRESS)	114 W. College Street (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene A. Collins (married)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Ward Bates and wife, Leanne Peebles Bates as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, BEING Lot No. 30 on the Plan of Section One, Indian Creek Estates, Old Hickory Blvd., of record in Plat Book 9700, page 556 and 557, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage, or otherwise encumber, without joinders of any beneficiary, by deed from Benedict Marino and wife, Catherine M. Marino, of record in Book 10165, Page 735, Register's Office for Davidson County, Tennessee. The said Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage, or otherwise encumber, without joinders of any beneficiary, having quitclaimed to Eugene A. Collins by Quitclaim Deed being recorded immediately prior to the recording hereof.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees as to the improvements, and by Grantor as to the land; all matters appearing on the Plan of record in Plat Book 9700, page 556 and 557; all matters on the Plan of record in Book 9700, page 391; Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553; Charter in Book 11031, pages 79 & 80; By-Laws in Book 11033, pages 509-518; Deed of Conveyance in Book 11033, pages 519-524; Stormwater Detention Agreement in Book 10729, page 380; and rest of record in Book 8955, page 509; all of record in the Register's Office for Davidson County, Tennessee. Grantor agrees to pay any roll back taxes when the same shall become due and payable.

Lisa Dawn Collins joins in this conveyance for the purpose of conveying all

CONTINUED

unimproved ( )
This is improved (X) property, known as 6617 Broken Bow Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of July 19 98

Eugene A. Collins

Lisa Dawn Collins by Eugene A. Collins attorney-in-fact
Lisa Dawn Collins By: Eugene A. Collins, Attorney-in-Fact

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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 Eugene A. Collins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 1998.

Commission expires 9-23-2000

Notary Public

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Eugene A. Collins** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Lisa Dawn Collins**, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Lisa Dawn Collins** the within named bargainor(s) by the said **Eugene A. Collins**, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 28th day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 9-23-2000

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2661 08/05 0101 03CHECK 592.81

WARRANTY DEED

FROM

Eugene A. Collins

TO

John Ward Bates and wife,
Leanne Peebles Bates

RETURN TO:

GREGORY S. PERRONE
ATTORNEY-AT-LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

THOMAS J. HAYNES, ATTY.
117 N. Maple St.
Murfreesboro, TN 37130

LEGAL DESCRIPTION CONTINUATION

right, title and interest she might have in and to the above described property as spouse of Eugene A. Collins.

The execution of this instrument by Lisa Dawn Collins is effected by the signature of her Attorney-in-Fact, Eugene A. Collins, pursuant to the Specific Power of Attorney recorded immediately prior to the recording hereof.

98 AUG -5 AM 9:32

0471003

MAIL ENV.

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

RECEIVED OF _____

FOR _____

BOOK 11052 PAGE 262

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	
				156165.00
			CON TX	577.81
			PRFEE	1.00
			MDEED	12.00
			CFEE	2.00
			TOTAL	592.81
			CHECK	592.81
		08/05/98	01	09:33 0001 2661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471003
IDENTIFICATION REFERENCE

98 AUG -5 AM 9:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1328255