WARRANTY DEED

BOOK 11053 PAGE 287

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles C. Gates (NAME)	Same (NAME)	MAP 42-15
413 Kemper Drive North (ADDRESS)	(ADDRESS)	PARCEL 71
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Willie C. Grisard, widow, by and through Lisa Grisard, Attorney-In-Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles C. Gates and wife, Mary W. Gates

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, Tennessee, being Lots Nos. 21, 22, 23 and 24, of Block "A" on the Map of Marthona Subdivision, not of record, and described according to a copy of a survey by J. A. Medford, Surveyor, in December 1937, as follows: BEGINNING at a point in the easterly margin of Ezell Road East, 429.9 feet south of the southerly margin of Old Hickory Boulevard; thence easterly 404.7 feet to a point which is 440.5 feet south of the south margin of Old Hickory Boulevard; thence South 1 deg. 52' West 100.0 feet to the corner of Lots Nos. 24 and 25; thence with the line between said lots westerly 408.8 feet to the easterly margin of Ezell Road east; thence with the margin of the same, northerly 2 deg. 58' East 100.0 feet to the point of beginning.

Being a portion of the same property conveyed to James H. Grisard and wife, Willie C. Grisard by deed of record in Book 1640, page 233, Register's Office for Davidson County, Tennessee, the said James H. Grisard having since died, title now vests in Willie C. Grisard, widow.

Lisa Grisard executes this instrument on behalf of Willie C. Grisard pursuant to Power of Attorney which is recorded simultaneously herewith.

047127.7 IDENTIF. ↑ REFERENCE

98 AUG -5 PM 1:25 FEE X Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

This is unimproved ( ) improved (X) property known as 113 East Marthona, Madison, TN 37115
(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 3rd day of August 19 98

Willie C Grisard
Willie C. Grisard

By: Lisa Grisard, Attorney-In-Fact
Lisa Grisard, Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named [redacted]

the 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 and official seal at [redacted], Tennessee, this [redacted] day of [redacted] 19 [redacted].

Commission expires [redacted]

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Grisard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for Willie C. Grisard and is authorized by Willie C. Grisard, to execute this instrument on her behalf.

Witness my hand and official seal this 3rd day of August, 1998.

Aaron Adams
Notary Public

My commission expires: March 23, 2002

AARON ADAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

2928 08/05 0101 03CHECK

309.50

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

BOOK 11053 PAGE 289

RECEIVED OF _____

FOR _____

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 80700.00
				CON TX 298.59
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 309.59
				CHECK 309.59
08/05/98	01			13:26 0001 2938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047127.7
IDENTIF. ▲ REFERENCE

98 AUG -5 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328530