FILE NO. 37250

FILE BOX "7"

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF OCTOBER, 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 27 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL D. BATES et ux	S A M E	P/O 15-136
(NAME)	(NAME)	
3059 Morgan Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 MINNIE P. FRIZZELL GRIGGS and husband, FRANKLIN O. GRIGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. BATES and wife, LORI J. BATES

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:

BEING a tract of land in the 1st Councilmanic District of Davidson County, Tennsesee, and being a portion of the property conveyed to James Frizzell et ux in Deed Book 4776, page 920, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, T.L.S. (TN Lic. No. 1465) dated 09-29-98 as follows:

BEGINNING at a set iron pin in the southerly margin of Morgan Road, said pin being the most northwest corner of herein described tract; thence with said margin S 86 44' 15" E. 147.64' to a set iron pin; thence now leaving said margin with a fence S 02 56' 49" W, 463.98' to a set iron pin at a point; thence N 86 01' 55" W, 150.82' to a set iron pin; thence N 03 20' 16" W, 462.11' to the point of beginning containing 1.586 acres more or less.

BEING part of the same property conveyed to James M. Frizzell and wife, Minnie P. Frizzell by deed from Harold L. Cox and wife, Emma E. Cox of record in Book 4776, page 920, Register's Office for Davidson County, Tennessee. The said James M. Frizzell having since died. Minnie P. Frizzell having since married Franklin O. Griggs and he joins in the conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This is (unimproved) X (improved) property, known as 3059 Morgan Road, Joelton, Tennessee 37080
(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 our hands this 16th day of October, 19 98

Minnie P. Frizzell Griggs
MINNIE P. FRIZZELL GRIGGS

Franklin O. Griggs
FRANKLIN O. GRIGGS

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MINNIE P. FRIZZELL GRIGGS and husband, FRANKLIN O. GRIGGS

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of OCTOBER, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires

STATE OF TENNESSEE }
Davidson County }

My Commission Expires MAR. 27 1999

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

Witness my hand and official seal at, this day of, 19.

Notary Public

Commission Expires

WARRANTY DEED

FROM

TO

98 NOV -3 PM 2:39

REGISTER DAVIDSON COUNTY, TN.

050788

IDENTIF. ↑ REFERENCE

2015 11/03 0101 03CHECK 473.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 125000.00
				CON TX 462.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 473.50
				CHECK 473.50
11/03/98	01			14:39 0001 2015

98 NOV -3 PM 2:39

WILL HARR
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0507881

No. 1367160