This Instrument Prepared By:
William K. Lane
Attorney at Law
3200 West End Avenue, Suite 101
Nashville, TN 37203

Send Tax Bills To:
Martha G. Bates
1059 Antioch Pike
Nashville, TN 37211

New Owner Is:
Martha G. Bates
1059 Antioch Pike
Nashville, TN 37211

Map-Parcel Number
133-8-3X6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00 .

Larry Bates
AFFIANT

Subscribed and sworn to before me this 17 day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 2-23-2002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, LARRY D. BATES, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto MARTHA G. BATES, hereinafter referred to as Grantee, Grantee's heirs, successors and assigns, my 50% interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the southwest corner of Lot #1 on the plan of Seven Mile Place recorded in Plan Book 2083, Page 43, RODC, said point being one hundred (100) feet measured northwardly from and at right angles to the centerline of Grantor's train track; thence North 80°35' West, along a line one hundred (100) feet northwardly from and parallel to said centerline of train track, sixty-seven and eight tenths (67.8) feet to an iron pin; thence North 9°25' East, fifty (50) feet to an iron pin, said pin being one hundred fifty (150) feet measured northwardly from and at right angles to centerline of Grantor's main track; thence North 80°35' West, along a line one hundred fifty (150) feet northwardly from and parallel to said centerline of main track, forty-nine and two tenths (49.2) feet to an iron pin being at Charles P. Grisham southeast corner; thence with a fence and in Charles P. Grisham easterly line North 13°08' East, one hundred forty-five and four tenths (145.4) feet to an iron pin; thence South 76°52' East, one hundred twenty (120) feet with Howard Wayne Jackson and A.E. Templeton southerly line to an iron pin in the westerly line of said Lot #1, A.E. Templeton's Southeast corner; thence South 13°80' West in the westerly line of Lot #1, one hundred eighty-seven and seven tenths (187.7) feet, to the point of beginning, containing forty-seven hundredths (0.47) acre, more or less, and being a fifty-percent (50%) interest held by Larry D. Bates in the same property conveyed to Larry D. Bates and Howard C. Bates by deed from L & N Railroad dated December 13, 1974 and found at Book 4777, Page 697, Register's Office for Davidson County, Tennessee.

This is improved property known as 1059 Antioch Pike, Nashville, TN 37211.

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, successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said tract or parcel of land in fee simple, and has a good right to convey the same and that the same is unencumbered, except current year taxes which are prorated and assumed by Grantee.

Grantor further covenants and binds Grantor and Grantor's heirs, successors and representatives to warrant and forever defend title to the said tract or parcel of land to the said Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 19 day of November, 1998.

Larry Bates
LARRY D. BATES
506 Landon Drive
Nashville, TN 37220

Joyce Bates
JOYCE BATES
506 Landon Drive
Nashville, TN 37220

I, Joyce Bates, join in the conveyance for the sole purpose of conveying any interest in the described property by the sole virtue of being married to the named LARRY D. BATES.

Joyce Bates
JOYCE BATES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, LARRY D. BATES, the within named bargainor, and JOYCE BATES, wife, 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 office, this the 19 day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 2-23-2002

98 NOV 20 PM 2:09
MILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0515268

11/20 0101 03CHECK 29.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11214 PAGE 789

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	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	29.50
CHECK	29.50

11/20/98 01 14:11 0001 9921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05152 68

IDENTIF. & REFERENCE

98 NOV 20 PM 2:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 137497