**THIS INSTRUMENT WAS PREPARED BY:**

**HOWARD M. SKIPWORTH (#012469)**
**Attorney at Law**
**Suite C**
**3353 Union Hill Road**
**Post Office Box 489**
**Joelton, Tennessee 37080**

# WARRANTY DEED

**ADDRESS NEW OWNER(S) AS FOLLOWS:** ROBERT D. ANDERSON, SR., AND WIFE, NONA KATE ANDERSON, POST OFFICE BOX 68, JOELTON, TN. 37080

**NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:** SAME

**MAP & PARCEL NO:** Map 22 Parcel 71 Field Book No. 14D-22755

For and in consideration of the sum of Eighty-Seven Thousand Five Hundred Dollars ($87,500.00) cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **THE BATES FAMILY LIMITED PARTNERSHIP**, a Tennessee Limited Partnership, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **ROBERT D. ANDERSON, SR., AND WIFE, NONA KATE ANDERSON,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property known as 3503 Old Clarksville Pike, Joelton, TN., 37080.

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **ROBERT D. ANDERSON, SR., AND WIFE, NONA KATE ANDERSON**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that they 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 Grantor does further covenant and bind its heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

1999 Real Property taxes have been pro-rated between Grantor and Grantee(s) pursuant to a Waiver and Indemnity Agreement of even date and are assumed by the Grantee(s).

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** the hand of Grantor on this the 6th day of February, 1999.

**THE BATES FAMILY LIMITED PARTNERSHIP**

By _____
**GUY E. BATES, SR., GENERAL PARTNER**

By _____
**CLARA BATES, GENERAL PARTNER**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **GUY E. BATES, SR. AND WIFE, CLARA BATES,** 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 office at Joelton, Davidson County, Tennessee, on this the 6th day of February, 1999.

_____
NOTARY PUBLIC
My commission expires: 3-25-2000

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer, is $87, 500.00.

_____
**AFFIANT**

Subscribed and sworn to before me
this 6th day of February, 1999.

_____
Notary Public
My commission expires: 3-25-2000

338.75 02/08 0101 CHECK

30

**EXHIBIT A**

BOOK 11331 PAGE 421

**Land in the 14th Civil District of Davidson County, TN being more particularly described as follows:**

**Tract One: Beginning at an iron pin is in the center of the Clarksville Road in the Town of Joelton, TN, 157 feet from the northeast corner of M. Reding's ten-acre home tract; thence south 15 degrees 10 minutes West 90 feet to a stake; running thence parallel with the center line of the Clarksville Road north 74 degrees west, 60 feet to a stake; running thence north 15 degrees 10 minutes east, 90 feet to the center of the Clarksville Road; and running thence with the center of the line of said road south 74 degrees east 60 feet to the point of beginning.**

**Tract Two: Beginning at the northwest corner of the tract of land belonging to Fred Bates, of record in book 996, page 333, in the Register's Office for Davidson County, Tennessee; running thence south 15 degrees 10 minutes west 90 feet to a stake at a point in the southwest corner of the said Bates; tract of land;, heretofore conveyed to him; thence south 74 degrees east 60 feet to a stake; thence south 15 degrees, 10 minutes west 10 feet to a stake; thence north 74 degrees west 70 feet to a stake; thence north 15 degrees, 10 minutes east 100 feet to a point in the center of the Clarksville Road; thence south 74 degrees east 10 feet to the point of beginning.**

**Being the same property conveyed to The Bates Family Limited Partnership by deed from H. Michael Bennett, Trustee, of record in Book 10586 page 423, Register's Office for Davidson County, Tennessee.**

05463539
IDENTIF. → REFERENCE
99FEB -8 AM 9:39
PAUL BARRETT REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11331 PAGE 422

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0546353

IDENTIF. ↑ REFERENCE

99FEB -8 AM 9:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 87500.00 |
| CON TX | 323.75 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 338.75 |
| CHECK | 338.75 |

02/08/99 01 09:39 0001 3005

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1422311