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: BESSIE MARIE (BATES) VANSEL, JIMMY DOYLE BATES, and RICKY LEE BATES

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: BESSIE MARIE VANSEL
JIMMY DOYLE BATES
RICKY LEE BATES
3935 Baxter Road
Joelton, Tennessee 37080

MAP & PARCEL NO: Map 052-02-2 Parcel 147

For and in consideration of the sum of Ten ($10.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged We, **JOHN L. BATES** and wife, **VIRGINIA W. BATES**, hereinafter referred to as the Grantors, reserving in ourselves an estate for and during our natural life, have bargained and sold, and by these presents do hereby transfer and convey unto **BESSIE MARIE (BATES) VANSEL, JIMMY DOYLE BATES** and **RICKY LEE BATES**, their heirs and assigns, hereinafter referred to as Grantees, a fee simple interest in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Being Lot No. 19 and the westerly 20 feet of Lot No. 18 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said county.
>
> SAID Lot No. 19 and part of Lot No. 18 adjoin and front together 70 feet on the southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.
>
> BEING the same property conveyed to John L. Bates and wife, Virginia B. Bates by deed from Harvey Foster Capps and wife, Geraldine Joane Capps, of record in Book 3068, page 205, Register's Office for Davidson County.
>
> This is improved property known as 728 Cheryl Avenue, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **BESSIE MARIE (BATES)**

VANSEL, JIMMY DOYLE BATES, and **RICKY LEE BATES**, their heirs and assigns, forever; and Grantors do 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 Grantors do further covenant and bind their 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.

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

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on this the 12th day of June, 1997.

John L. Bates
JOHN L. BATES

Virginia W. Bates
VIRGINIA W. BATES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $44.600.00.

John L. Bates
JOHN L. BATES

Subscribed and sworn to before me
this the 12th day of June, 1997.

Sherri Spann
NOTARY PUBLIC
My commission expires: 6-6-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOHN L. BATES** and wife, **VIRGINIA W. 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, Tennessee, on this the 12th day of June, 1997.

NOTARY PUBLIC

My commission expires:

6-6-2000

MAIL ENVELOPE

05729970

99 APR 12 PM 1:40

1187 04/12 0101 03CHECK 180.02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11428 PG. 15

05729 70

INSTRUMENT NUMBER REFERENCE

99 APR 12 PM 1:40

RECORDED
DAVIDSON COUNTY, TN.

CAMT	44600.00
CON TX	165.02
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	180.02
CHECK	180.02

04/12/99 01 13:42 0001 1187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450175