BOOK 11553 PAGE 88

File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
Lyndon R. Bates and Phyllis M. Bates
1142 Hidden Valley Road
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
See Attached
Exhibit "A"

SPECIAL WARRANTY DEED

6512 07/01 0101 CHECK 2289.25

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, REGENCY SAVINGS BANK, F.S.B., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Lyndon R. Bates and wife, Phyllis M. 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:

SEE ATTACHED EXHIBIT "A"

This is improved property described in EXHIBIT "A"

99 JUL -1 PM 2:16
HILL CARMELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0606516

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lyndon R. Bates and wife, Phyllis M. Bates, their heirs and assigns, forever; and REGENCY SAVINGS BANK, F.S.B. does covenant with the said Grantees that we are seized and possessed of said land, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. 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 Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 29th day of June, 1999.

REGENCY SAVINGS BANK, F.S.B.

Richard Renshaw Asst. vice-president
Richard Renshaw, Assistant Vice-President

STATE OF TEXAS
COUNTY OF HARRIS)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Renshaw, Assistant Vice-President of REGENCY SAVINGS BANK, F.S.B. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Houston, Texas, this the 29th day of June, 1999.

SUSANNE E. LINES NOTARY PUBLIC STATE OF TEXAS EXPIRES 4-30-2003

Susanne E. Lines
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 612,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 1999.

Nuine Seagraves
NOTARY PUBLIC
My Commission Expires: 1-26-2002

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

EXHIBIT "A"

Tract 1: (1726 A & 1726 B 17th Avenue North, Nashville, TN 37208)
(Map 81-11, Par. 223 & 605)
BEING Lot 362-A & 362-B, Zone Lot Division, part of Lot No. 362, Addition to the Town of McGavock, of record in Book 6200, Page 663, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 663, said Register's Office.

Tract 2: (823 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 36)
BEING Lot 34-B, Zone Lot Division of Lots 29, 30, 32 & 34, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 127, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 127, said Register's Office.

Tract 3: (820 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 38)
BEING Lot 24-B, Zone Lot Division of Lots Nos. 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 184, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 184, said Register's Office.

Tract 4: (831 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 35)
BEING Lot 32-B, Zone Lot Division of Lots 29, 30, 32 & 34, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 127, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 127, said Register's Office.

Tract 5: (810 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 11)
BEING Lot 21-A, Zone Lot Division of Lots 21 & 22, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 259, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 259, said Register's Office.

Tract 6: (824 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 39)
BEING Lot 25-B, Zone Lot Division of Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 184, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 184, said Register's Office.

Tract 7: (826 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 15)
BEING Lot 25-A, Zone Lot Division of Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 184, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 184, said Register's Office.

Tract 8: (816 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 37)
BEING Lot 23-B, Zone Lot Division of Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 184, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 184, said Register's Office.

Tract 9: (818 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 13)
BEING Lot 23-A, Zone Lot Division of Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 184, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 184, said Register's Office.

Tract 10: (837 Netherlands Drive, Hermitage, TN 37076)
(Map 75-15, Par. 20)
BEING Lot 30-A, Zone Lot Division of Lots 29, 30, 32 & 34, Meadows of Tulip Grove, Section Two, of record in Book 6900, Page 127, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6900, Page 127, said Register's Office.

Tract 11: (3310 A & B Felicia Avenue, Nashville, TN 37209)
(Map 92-9, Par. 328 & 395)
BEING Lots 60-A & 60-B, Zone Lot Division of Lot No. 60, Wilcox Subdivision, of record in Book 6200, Page 736, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 736, said Register's Office.

Tract 12: (1727 & 1729 6th Avenue North, Nashville, TN 37208)
(Map 81-8, Par. 514 & 515)
BEING Lots 196-A & 196-B, Zone Lot Division of Lot 196, North Nashville Real Estate Company's Plan of Lots, of record in Book 6200, Page 729, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 729, said Register's Office.

Tract 13: (1803-B 6th Avenue North, Nashville, TN 37208)
(Map 81-8, Par. 219)
BEING Lot 458-B, Zone Lot Division of Lot 458 & part of Lot 456, North Nashville Real Estate Company's Plan of Lots, of record in Book 6200, Page 748, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 748, said Register's Office.

This conveyance is subject to Joint Driveway Agreement of record in Book 7529, Page 276, said Register's Office.

Tract 14: (1731 & 1733 6th Avenue North, Nashville, TN 37208)
(Map 81-8, Par. 430)
BEING Lot 194, North Nashville Real Estate Company Plan, of record in Book 21, Page 105, Register's Office, Davidson County, Tennessee.

(Tract 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 294, said Register's Office.

Tract 15: (926-A & 926-B North 6th Street, Nashville, TN 37207)
(Map 82-4, Par. 104 & 411)
BEING Lots 44-A & 44-B, Zone Lot Division of Lot No. 44 and part of Lot No. 45, Sharpe & Crutchers Addition, of record in Book 6200, Page 728, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 728, said Register's Office.

(Tract 15)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 303, as corrected in Book 11545, Page 866, said Register's Office.

Tract 16: (3409 & 3411, 3413 & 3415 Meadow Court, Nashville, TN 37207)
(Map 50-2, Par. 72 & 73)
BEING Lot Nos. 64 & 65, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 16)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 311, as corrected in Book 11545, Page 868, said Register's Office.

Tract 17: (1801 & 1803, 1805 & 1807, 1809 & 1811, 1813 & 1815 Westchester Drive, Nashville, TN 37207)
(Map 50-3, Parcels 21, 22, 23, & 24)
BEING Lots 86, 87, 88 & 89, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 17)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 316, said Register's Office.

These are part of the same descriptions as in previous deeds of record.

Right of tenants in possession under recorded leases.

Party walls situated partly on property described and partly on adjoining properties.

This conveyance is subject to any and all easements and minimum building setback lines, if any.

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

0606516
IDENTIF. ↑ REFERENCE

99 JUL -1 PM 2:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11553 PAGE 93

CAMT	
	612500.00
CON TX	2266.25
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	2289.25
CHECK	2289.25

07/01/99 01 14:18 0001 6912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485358