Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Aaron C Bateman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/26/99.

Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

BOOK 11593 PG. 704

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron C. Bateman et ux (NAME)	SAME (NAME)	**17**
Tract 1 Greer Rd. (STREET ADDRESS/ROUTE NUMBER)	2620 Greer Rd (STREET ADDRESS)	**304.00**
Goodlettsville, TN 37072 (CITY/STATE/ZIP)	Goodlettsville TN 37072 (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,

Johnny M. Ayers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron C. Bateman and wife Margaret C. Bateman**

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 Legal Description

IDENTIF. # REFERENCE

99 JUL 29 AM 8:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0617410

Subject to the following: easements, setback lines and restrictions of record; zoning regulations and rights for public utilities; Davidson County property taxes for 1999 have been prorated as of date of deed and assumed by Grantees.

This is unimproved (X)
improved ( ) property, known as Tract 1 Greer Rd. (House Number/Street) Goodlettsville (City/Town) TN (State) 37072 (Postal Code)

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 my hand this 26th day of July, 19 99

Johnny M Ayers
JOHNNY M. AYERS

RECEIPT # 01010 03CHECK 1637 29 JUL 99 08:48:29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named **Johnny M. Ayers, unmarried,** the bargainor(s), 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.

BOOK 11593 PG. 705

Witness my hand and official seal at **Nashville, TN,** this **07/26/99.**

Notary Public

Commission Expires:

11/25/2000

MICHAEL L. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The following described tract of land:

Land in Davidson County, Tennessee, as follows:

Land in the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808 in the Register's Office of said county, and being Tract 1 on a plat of a survey of the division of said property dated May 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the easterly right-of-way (25 feet from the centerline) of Greer Road with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 70 degrees 32 minutes 18 seconds West 56.21 feet to the beginning of a curve in said right-of-way concave to the Southwest and having a radius of 888.64 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of 101.72 feet to the point of tangency; Thence, with said right-of-way, North 77 degrees 05 minutes 50 seconds West 169.33 feet to the beginning of a curve in said right-of-way concave to the Northeast and having a radius of 311.66 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of 283.14 feet to the point of tangency; Thence, with said right-of-way, North 25 degrees 02 minutes 34 seconds West 79.98 feet to the beginning of a curve in said right-of-way concave to the East and having a radius of 549.82 feet; Thence, with said curve and right-of-way, northerly an arc distance of 82.77 feet to an iron pin; Thence, severing the property of Waverly E. Williams, of record in Deed Book 4740, page 808 in said Register's Office, North 73 degrees 34 minutes 59 seconds East 601.68 feet to an iron pin in said Morgan's and Roberts' westerly boundary line; Thence, with said boundary line, South 1 degree 26 minutes 02 seconds East 576.76 feet to the BEGINNING containing 5.10 acres.

BEING the same property conveyed to Johnny M. Ayers by deed of record in Deed Book 7701, pages 143-145, Register's Office for Davidson County, Tennessee. BEING also the same property conveyed to Johnny M. Ayers by Quitclaim Deed from Debbie Ayers pursuant to a Final Decree of Divorce, on December 10, 1998, Docket No. 97D-2442, Fourth Circuit Court, Davidson County, Tennessee, dated March 5, 1999, recorded April 27, 1999, of record in Book 11448, page 730, Register's Office for Davidson County, Tennessee.

This property is also known as Tract 1, Map 017, parcel 304.00.

rta/63107-99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

061741.0
IDENTIF. # REFERENCE

99 JUL 29 AM 8:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11593 PG. 707

MAMT	40000.00
ERR	CO
MAMT	40000.00-
CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	163.00
CHECK	163.00

07/29/99 01 08:53 0001 8692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496945