Instr:200001270008990 Page: 1 OF 2
REC'D FOR REC 01/27/2000 2:05:16PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant, John Saunders Bates

Subscribed and sworn to before me this 24 day of January 2000.

Notary Public
My commission expires: _____

This instrument prepared by:
Beverly D. Fisher
1808 West End Ave., Ste.1500
Nashville, TN 37203
BPR# 6668

Address New Owner and to:	Send Tax Bills	Map-Parcel Numbers
John Saunders Bates 759 Roycroft Place Nashville, TN 37203	Same	105-10-237 16W 18230

mail

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that SELLER, John Saunders Bates, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever transfer unto BUYERS, John Saunders Bates, and wife, Peggy J. England-Bates, as tenants by the entirety, and their heirs and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 18 in the C.S. Chadwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

SAID Lot No. 18 fronts 50 feet on the southerly side of Roycroft Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Saunders Bates and Melinda D. Bates by deed from Harold G. Bowers of record in Book 9234, page 596, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John Saunders Bates by Melinda D. Bates of record in Book 11027, page 899, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and transferred are subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Buyers, their heirs and assigns, forever; and Seller does covenant with said Buyers that Seller is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out or that is of record; Seller does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Buyers, their heirs and

assigns, against the lawful claims of all persons whomsoever.

No title search or survey was conducted in connection with this deed.

WITNESS our hands this 24 day of January, 2000.

SELLER, John Saunders Bates

State of Tennessee
County of Davidson

Personally appeared before me, Chris Spence, the within named SELLER, John Saunders Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January 2000.

Notary Public

My commission expires: _____