THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18573**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Nicole B. Carpenter Affiant Subscribed and sworn to before me, this 14th day of December, 2001. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: NICOLE B. CARPENTER 759 Roycroft Place Nashville, Tennessee 37203	**Send Tax Bills To:** FIRSTAR HOME MORTGAGE 4801 Fredericka St. Owensboro, KY 42301	**Tax Information:** MAP 105-10 PAR 237 FB 16W18230

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN SAUNDERS BATES AND WIFE, PEGGY J. ENGLAND-BATES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NICOLE B. CARPENTER ,UNMARRIED("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 759 Roycroft Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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, Grantor has executed this instrument on this 14th day of December, 2001.

JOHN SAUNDERS BATES

PEGGY J. ENGLAND-BATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN SAUNDERS BATES AND WIFE, PEGGY J. ENGLAND-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, at office, this 14th day of December, 2001.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 12/18/01 14:23 2pgs
Fees:13.00 Taxes:684.50

20011218-0139631

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, as of record in Plat Book 421, page 176, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Saunders Bates and wife, Peggy J. England Bates by deed from John Saunders Bates appearing as Instrument No. 200001270008990, said Register's Office.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 421, page 176, said Register's Office.