After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 3152

Davidson County DEEDWARR
Recvd: 12/20/01 15:27 3pgs
Fees:18.00 Taxes:414.40
20011220-0140861

WARRANTY DEED

This instrument, made and entered into on this the 10th day of December 2001, by and between TROY D. BATES and LISA BATES, husband and wife, Party of the First Part, and LARRY BATES and JOYCE BATES, husband and wife, Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Parties of the Second Part, their successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO 12 ON THE MAP OF FAIRLANE PARK, OF RECORD IN BOOK 2331, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HERBY MADE FOR A COMPLETE AND SECURATE ESCRIPTION THEREOF.

INCLUDED IN THE ABOVE DESCRIPTION BYT EXPRESSELY EXCLUDED THEREFROM IS THE FOLLOWING PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM AUBREY DARIEL ELLIS AND WIFE BULAH T. ELLIS OF, RECORD IN BOOK 4185, PAGE 779. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A STRIP OF PARCEL OF LAND IN THE 31ST COUNCIL MANTIC DISTRICT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO 12 ON THE MAP OF FALCLANE PARK, AS OF RECORD IN BOOK 2311 PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID PART OF LOT NO. 12 FRONTS 89.2 FEET ON THE PRESENT NOTH MARGIN OF TUSCLUM ROAD AND RUNS BACK 11 DEGREES WHST 7 FEET ON THE WEST LINE AND NORTH 14 DEGREES WEST 6.8 FEET ON THE EAST LINE TO POINTS ON THE NEW RELOCATED NORTH MARGIN OF TUSCULUM ROAD ON WHICH IT MEASURES 89.2 FEET THERESON, CONTAINING 571 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TROY D BATES BY DEED FROM MICHAEL G. WILSON AND WIFE SHEILA N., WILSON , WHICH DEED ~~IS BEING~~ WAS RECORDED ~~SIMULTANEOUSLY HEREWITH~~. IN BOOK 9784, PAGE 635.

T. B.

TAX PARCEL IDENTIFICATION
162-01-11.00

PROPERTY ADDRESS: 348 Tusculim Road, Nashville, TN 37211

TO HAVE AND TO HOLD unto the said Parties of the Second Part, their successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Parties of the Second Part, their successors and assigns, that she is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that she, the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and seal on this the day and date first above written.

Troy Bates

TROY BATES

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named TROY BATES, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10th day of December, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and seal on this the day and date first above written.

Troy Bates

Lisa Bates
LISA BATES

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named LISA BATES, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10th day of December, 2001.

Carmen Coats
Notary Public

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 112,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Angie Watson
Affiant

Subscribed and sworn to before me this the 10th day of December, 2001.

Carmen Coats
Notary Public

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

MY COMMISSION EXPIRES:

Name and Address of Property Owner:
Larry and Joyce Bates
348 Tusculum Road
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Larry and Joyce Bates
348 Tusculum Road
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103