RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:

**WILKINS & IVEY**
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 43439

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/01/02 14:25 2pgs
Fees:13.00 Taxes:695.60
20020501-0053643

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Steven A. Mock<br>LeAnn M. Mock<br>554 Doral Country Drive<br>Nashville,, Tennessee 37221 | Gibralter Mortgage<br>5210 Maryland Way, Suite 203<br>Brentwood, Tennessee 37027 |

**TAX MAP-PARCEL NUMBERS:** 114-14-0 024.00

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$188,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Danny Neal Bates and wife, Deanna Bates, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven A. Mock and wife, LeAnn M. Mock** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Thousand Oaks Estates of record in Book 3700, pages 82 and 83, Register's Office for said County.

Said Lot No. 9 fronts 115.00 feet on the easterly margin of Forrest Valley Drive and extends back 416.03 feet on the northerly lines and 419.13 feet on the southerly line to a dead line in the rear, measuring 115.04 feet thereon.

Being the same property conveyed to Danny Neal Bates and wife, Deanna Bates by deed from Cheek and Jones, Inc. of record in Book 4392, page 369, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 82 and 83, said Register's Office, which Plan shows a 250 foot minimum building setback line from Forrest Valley Drive as amended to 235 feet by instrument of record in Book 5129, page 654, and 10 foot easement for public utility purposes along the rear line(s); and a 10 foot easement for drainage purposes along the westerly front lines of said lot; The Restrictions of record in Book 4056, page 371, Book 4072, page 318, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 354 Forrest Valley Drive, Nashville,, Tennessee 37209**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of April, 2002 .

Danny Neal Bates

Deanna Bates

**State of** TENNESSEE
**County of** DAVIDSON

On this 30th day of April, 2002 , before me the undersigned authority, personally appeared **Danny Neal Bates and Deanna Bates** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**My Commission Expires 7/26/2003**

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $188,000.00

Affiant

Sworn and subscribed before me this 30th day of April, 2002

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

*Wldoc: Deed Wty—12/92*