Return To: Southeast Title of Tennessee, Inc.
7000 Executive Center Drive, Suite 100
Brentwood, TN 37027
Y023940

FILE BOX 30

This Instrument Was Prepared By:

Kirk C. Waite
P.O. Box 2127
Brentwood, TN 37024-2127

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 189,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2002.

Notary Public

My Commission Expires: My Commission Expires SEPT. 28, 2002

Davidson County DEEDWARR
Recvd: 06/28/02 09:14 2pgs
Fees:13.00 Taxes:699.30
20020628-0078052

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Edward Mitchell Bates 7824 Farmington Place Nashville, TN 37221	Bank of America P. O. Box 9000 Getzville, NY 14068	125-15-A-25

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Darin L. Jackson and wife, Melissa A. Jackson hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edward Mitchell Bates and Nelda A. Bates, both unmarried, hereinafter called the Grantee, their heirs and assigns, a certain tract of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900,Page 667, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darin L. Jackson and wife, Melissa A. Jackson by deed from Fox Ridge Homes, Inc. dated April 17, 1996 and filed for record on April 24, 1996 of record in Book 10025, Page 355, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2002 County taxes which have been prorated and assumed by Grantee.
2. All matters of record in Plat Book 7900, Page 667.
3. All restrictions and easements of record.

This is improved property known as 7824 Farmington Place Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor 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; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of June, 2002.

Darin L. Jackson

Melissa A. Jackson

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 Darin L. Jackson and wife, Melissa A. Jackson, the bargainor(s), 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 Nashville, Tennessee, this 25th day of June, 2002.

STEPHEN M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES:

9/28/02

My Commission Expires SEPT 28, 2002