WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/02 10:30 2pgs
Fees:13.00 Taxes:1572.50

20020819-0099810

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 415,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 15TH DAY OF AUGUST, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Paul M. Bates and Mary J. Bates	Paul M. Bates and Mary J. Bates	MAP:158-4
6010 Sherwood Court	6010 Sherwood Court	Parcel:21
Nashville, TN 37215	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES EDWARD MCCABE AND WIFE, BETTY MCCABE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PAUL M. BATES AND WIFE, MARY J. BATES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6010 Sherwood Court, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 15th day of August, 2002.

Charles Edward McCabe

Charles Edward McCabe

Betty McCabe

Betty McCabe

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Charles Edward McCabe and Betty McCabe, 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 and official seal at Brentwood, Tennessee , this 15th day of August, 2002.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sherwood Forest, as of record in Plat Book 4175, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 2 fronts 320 feet on the easterly side of Sherwood Court, and extends back 302.80 feet on the northerly line and 229.88 feet on the southerly line to a dead line in the rear of which it measures 345 feet thereon.

Being part of the same property conveyed to Charles Edward McCabe by deed from Marion Frances Adams of record in Book 4531, Page 895, Register's Office for Davidson County, Tennessee.

Betty McCabe spouse of Charles Edward McCabe joins in the execution of this document for the purpose of waiving any claims or interest she may have in said property, especially any marital interest.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.