THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND STRICTLY BASED UPON INFORMATION FURNISHED BY JACK DAVIS JR.

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of September, 2002, by and between JACK DAVIS JR., AN UNMARRIED MAN, hereinafter called Grantor, and JAMIE BATES, AN UNMARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JACK DAVIS JR., AN UNMARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto JAMIE BATES, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4209 EDWARDS AVE., NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Jack Davis Jr.
JACK DAVIS JR.
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/16/02 15:34 3pgs
Fees:18.00 Taxes:240.50



20020916-0112868

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JACK DAVIS JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of September, 2002.

Denise C. Aelis
Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JAMIE BATES, AN UNMARRIED WOMAN

4209 EDWARDS AVE.
NASHVILLE, TN 37207

Property Address:

4209 EDWARDS AVE.
NASHVILLE, TN 37207

Person Responsible for Taxes:

Same

Map & Parcel #:

061-06-0 083.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$65,000.00** 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.

Jamie Bates
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **September, 2002.**

Denise C. Aelis
Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 128 and 129, Maplewood Heights Subdivision, as of record in Plat Book 6200, page 594, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 75 feet on the westerly side of Edwards Avenue and runs back 300 feet between parallel lines to a dead line.

Being the same property conveyed to JACK DAVIS JR., AN UNMARRIED MAN by Quitclaim Deed from DEBRA L. HARTLEY DAVIS, of record in Instrument No. 20020909-0108730, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable ().