File #200252575

Return to:

File Box 9-B
First Title & Escrow Co., Inc.
#19807-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS . $300,000.00

Cathryn M Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-26-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie M. Lawrence	National Bank of Commerce	Map: 131-7-172
(NAME) 4402 B Hunt Place	(NAME) 115 29th Ave. South	Parcel:
(ADDRESS) Nashville TN 37215	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRADLEY JAMES BATES AND WIFE, MICHELE K. BATES, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LAURIE M. LAWRENCE,*hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*Unmarried

Land in Davidson County, Tennessee, being Lot No. 17B, on the Plan of Zone Lot Division of Lot 17 of Part One, Hunt Terrace, as shown by plat appearing of record in Plat Book 6250, Page 961 amending Book 1130, page 53, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bradley James Bates and wife, Michelle K. Bates by Warranty Deed of record in Book 11694, Page 166, said Register's Office.

This conveyance is subject to the following:
All matters as shown on plat of record in Plat Book 1130, Page 53 amended in Book 6250, page 961, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1286, page 401 and easements of record in Book 4113, page 593, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4402 B Hunt Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Davidson County DEEDWARR
Recvd: 02/05/03 11:09 2pgs
Fees:13.00 Taxes:1110.00
20030205-0015830

Witness our hands this 31st day of January, 2003.

Bradley James Bates by Brian David Bates

Bradley James Bates, by Brian David Bates, his Attorney in Fact

Michele K Bates by Brian David Bates

Michele K. Bates, by Brian David Bates, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 31st day of January, 2003, before me personally appeared , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Bradley James Bates and wife, Michele K. Bates, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in 20030205-0015829, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 31st day of January, 2003.

Notary Public

My Commission Expires: _____

(SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

~~Mail After Recording To~~
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076