THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 10/17/03 08:53 2pgs
Fees:13.00 Taxes:166.50
20031017-0153783

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kerry M. Bateman, Sr., et ux, et al 1824 Fox Chase Meadows Goodlettsville, TN 37072	Same as New Owner	Map 7-10 Parcel 9 Field Book 10D52055

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TROY M. CONYER a/k/a TROY MICHAEL CONYER, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KERRY M. BATEMAN, SR. and wife, WANDA A. BATEMAN, a one-half (1/2) undivided interest and JOE VICKERS and wife, MARY CATHERINE VICKERS, a one-half (1/2) undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of Hudgin Acres Estates of record in Book 7900, page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of said Lot.

Being the same property conveyed to James Michael Conyer by Deed from Virginia H. Lassiter and Hazel H. Finch, heirs of E. Q. Hudgins and wife, Lucille Hudgins, filed for record in Book 8122, page 637, Register's Office for Davidson County, Tennessee; and, the said James Michael Conyer, a single man, died intestate on July 14, 1999, at the age of 44 years, survived by the Grantor, Troy M. Conyer a/k/a Troy Michael Conyer, being the only child born to or adopted by James M. Conyer a/k/a James Michael Conyer during his lifetime and his only heir at law. Further, James Michael Conyer, left a paper writing reporting to be his Last Will and Testament dated April 23, 1998, which devised the said property to Troy M. Conyer a/k/a Troy Michael Conyer. As a result, the ownership and title to the real property described above is vested in Troy M. Conyer, a/k/a Troy Michael Conyer.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record. #20031017-0153782

The current mailing address for said property is 1972 Tinnin Road, Goodlettsville, TN 37072

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, the GRANTOR, does covenant with the said GRANTEES, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the taxable year 2003, which have been prorated between the parties and PAID by the Escrow Closing Attorney.

2. Restrictive Covenants for Hudgin Acres Estates filed for record in Book 8092, page 330, Register's Office for Davidson County, Tennessee.

3. Subject to building set back lines, easements and other matters, as shown on the Plan of Hudgin Acres Estates filed for record in Book 7900, page 99, Register's Office for Davidson County, Tennessee.

And, the GRANTOR, does further covenant and bind himself, his heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and date acknowledged below.

TROY M. CONYER a/k/a TROY MICHAEL CONYER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY M. CONYER a/k/a TROY MICHAEL CONYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office this the 10th day of October, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.

Affiant

Sworn to and subscribed before me, this the 10th day of October, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005