Davidson County DEEDWARR
Recvd: 01/20/04 15:50 2pgs
Fees:13.00 Taxes:525.40

20040120-0007626

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42617 FileBox "7"

WARRANTY DEED

ALYNE SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Billy R Gray
Affiant

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

Alyne Saturn
Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Gray	SAME	15-283
3059 Morgan Road		
Joelton, TN, 37080		

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, I/WE,

Michael D. Bates and wife, Lori J. Bates

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

Billy R. Gray

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:

LAND in Davidson County, Tennessee, being Lot 1 on the Mike Bates Property Plat as of record in Instrument No.: 20031230-0183579, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Michael D. Bates and wife, Lori J. Bates, by Warranty Deed from Minnie P. Frizzell Griggs and husband, Franklin O. Griggs, of record in Book 11186, Page 74, and Quitclaim Deed from Michael D. Bates of record in Instrument No.: 20011227-0142321, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3059 Morgan Road, Joelton, TN 37080

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness my/our hand(s) this 31st day of December, 2003

Michael D. Bates

Lori J. Bates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Michael D. Bates and wife, Lori J. Bates, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 2003.

Notary Public

My Commission Expires: 7/29/2004

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.