This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Send Tax Bill to :
Martha Bates
1059 Antioch Pike
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 12/08/04 13:48 2pgs
Fees:13.00 Taxes:170.20
20041208-0146418

MAP **133**
GROUP **01**
PARCEL **307.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy Clay Abbott ,** unmarried, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Larry Bates, S. Cooper Bates, Sarah Allen, Leota Sullivan, Rebecca Armstrong, Rodney L. Bates, and Timothy Bates, each owning a 1/7 undivided interest as tenants in common**, hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being a lot off the west side of the 3 acre tract conveyed to F.R. Nobel and wife by deed from R.W. Walker and wife, of record in Book 368, page 385, Register's Office for said County, described as follows;

Beginning at a point in the center of a 40 foot road which runs along the northerly side of said 3 acre tract at a point 630 feet west of the center Nolensville Turnpike; thence with the center of said 40 foot road, westwardly 63 feet to the easterly margin of an alley shown on the map of Sunrise Heights Second Plan, as of record in Book 421, page 46, said Register's Office, formerly the east line of the Sperry Tract; thence with the easterly margin of said alley, southwardly 175 feet to the northerly margin of a proposed alley; thence with the northerly margin of said alley, eastwardly 63 feet; thence northwardly and parallel with the first mentioned alley 175 feet to the beginning.

Being the same property conveyed to Timothy C. Abbott and wife, Irene R. Haude, of record in Book 11088, page 475 Register's Office for Davidson County, Tennessee. Irene R. Haude, unmarried, having conveyed her interest to Timothy Clay Abbott, unmarried by deed from dated August 31, 1998, of record in Instrument #20030402-0043454, Register's Office for Davidson County, Tennessee.

Timothy Clay Abbott and Timothy C. Abbott are one and the same person.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in said Register's Office.

This is improved property known as 430 High St., Nashville, Tennessee 37211.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their 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 my hand this the 3rd day of December, 2004.

Timothy Clay Abbott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy Clay Abbott**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

9/7/07

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $46,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of December, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires: