This instrument prepared by:
Michael K. Radford, Esq.
Flynn & Radford, Attorneys, P.C.
320 Seven Springs Way
Suite 150, Seven Springs Way
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 02/01/05 08:12 2 pgs
Fees:12.00 Taxes:0.00
20050201-0011387

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lyndon R. Bates 2739 Johnson Chapel Rd. Sparta, Tennessee 38583	Same as Owner	Map: 92-9 Parcel: 328 & 395

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Lyndon R. Bates

SWORN TO and subscribed before me this 25th day of January, 2005.

MICHAEL K. RADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

7/21/07

PURSUANT TO AND IN CONSIDERATION OF the terms of the Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, in the case of *Phyllis Mott Bates v. Lyndon Richard Bates,* Docket No. 29244, Phyllis Mott Bates (being one and the same person as Phyllis M. Bates) has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Lyndon R. Bates, (being one and the same person as Lyndon Richard Bates) his heirs, successors, and assigns, all her right, title and interest, marital or otherwise, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LAND in Davidson County, Tennessee being Lots 60-A and 60-B, Zone Lot Division of Lot No. 60, Wilcox Subdivision, of record in Book 6200, Page 736, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Lyndon R. Bates and wife, Phyllis M. Bates by Special Warranty Deed from Regency Savings Bank, F.S.B., of record in Book 11553, Page 88, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3310 A & B Felicia Avenue, Nashville, Tennessee, 37209.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 736, said Register's Office.

This property is conveyed expressly subject to all existing restrictions, conditions, and easements of record as may affect the property.

WITNESS my hand this 19th day of November, 2004.

Phyllis M. Bates
PHYLLIS M. BATES

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Juanita C. Higgins, a Notary Public in and for said County and State, the within named **PHYLLIS M. BATES** (being one and the same person as Phyllis Mott Bates), the bargainor, with whom I am personally acquainted, (or proved herself to be upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of Nov., 2004.

Juanita C. Higgins
Notary Public

JUANITA C. HIGGINS NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My commission expires:

6-21-05

TRANSFER TAX ON THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF T.C.A. § 67-4-409.