RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43579

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/05 14:06 3 pg
Fees:18.00 Taxes:721.13

20050228-0021659

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

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
Christina H. Miles	SAME	15-140
3041 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

Christina H. Miles, unmarried

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:

See attached legal description.

Being the same property conveyed to Michael D. Bates and wife, Lori J. Bates, by Quitclaim Deed from Michael D. Bates of record in Instrument No.: 20011227-0142321; by Quitclaim Deed from Mildred Alfreda Bates of record in Book 8317, Page 194; and by Warranty Deed from Martha Pharris, Unmarried, of record in Book 6098, Page 273, (as to Tract 1); by Warranty Deed from Minnie P. Frizzell Griggs and husband, Franklin O. Griggs, of record in Book 11186, Page 74, (as to Tract 2), Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3041 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 29th day of December, 2004

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 29th day of December, 2004

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR

TRACT ONE:

LAND in Davidson County, Tennessee, being Lots Nos. 12, 13 & 14 on the unrecorded plat of the Vidale Property, described according to a survey by Cummings Surveying Co. dated June 5, 1967.

BEGINNING at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1477.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike and Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 468 feet to an iron pin; thence leaving Morgan Road South 2 deg. West 30' 1255.1 feet to an iron pin in a fence line; thence along said fence line North 86 deg. West 468 feet to an iron pin; thence in a northerly direction 1246.3 feet to the point of beginning.

TRACT TWO:

BEING a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to James Frizzell et ux in Deed Book 4776, page 920, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, T.L.S. (TN Lic. No. 1465) dated 09-29-98 as follows:

BEGINNING at a set iron pin in the southerly margin of Morgan Road, said pin being the most northwest corner of herein described tract; thence with said margin S 86 44' 15" E. 147.64' to a set iron pin; thence now leaving said margin with a fence S 02 56' 49" W, 463.98' to a set iron pin at a point; thence N 86 01' 55" W, 150.82' to a set iron pin; thence N 03 20' 16" W, 462.11' to the point of beginning containing 1.586 acres more or less.

Included in the above description of Tract One and Tract Two but excluded from this conveyance is the two acre tract, more or less, conveyed by Grantor in Instrument No.: 20040120-0007626, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete description of metes and bounds. Tract One and Tract Two are combined into one tax parcel now known as MAP 15-140.