BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#19046-2

The actual consideration or value, whichever is greater, for this transfer is **$127,500.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/28/05 13:24 2 pgs
Fees:13.00 Taxes:471.75
20050728-0088385

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JAMES D. STERRY and MARY K. STERRY	**FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS**	**Map 009-00-0, Parcel 200.00**
8186 Jackman Road	**P. O. Box 809**	
Joelton, TN 37080	**Memphis, TN 38101**	

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, WE,

JASON A. BATES and wife, AMY L. JACKSON BATES

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

JAMES D. STERRY and wife, MARY K. STERRY

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 the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the North margin of Jackman Road, the same being the southern most corner of the Kimbrell property as described in a Deed of record in Book 7513, Page 922, Register's Office for Davidson County, Tennessee; thence, leaving said Road, North 10 deg. 39' 00" East 172.08 feet to an iron pin; thence, North 57 deg. 38' 00" West 45.35 feet to an iron pin; thence, North 27 deg. 52' 00" East 350.82 feet to an iron pin; thence, South 36 deg. 41' 35" East 258.86 feet to an iron pin in the North margin of said Road; thence, with the margin of said Road, South 39 deg. 32' 13" West 210.52 feet to an iron pin; South 49 deg. 01' 00" West 57.75 feet to an iron pin; South 52 deg. 38' 00" West 103.24 feet to an iron pin; and, South 57 deg. 46' 54" West 62.05 feet to the BEGINNING.

BEING the same property conveyed to Jason A. Bates and Amy L. Jackson, unmarried persons, by Warranty Deed dated July 17, 1997, from Donald Brinley and wife, Judith Brinley, of record in Book 10539, Page 861, Register's Office for Davidson County, Tennessee. The parties having since married and Amy L. Jackson being now known as Amy L. Jackson Bates or Amy J. Bates.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Amy L. Jackson Bates pursuant to a Power of Attorney executed by her on the 22nd day of July, 2005, of record in Instrument No. 20050728-0088384, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **8152 Jackman 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 our hands this **27th** day of **July, 2005.**

JASON A. BATES

AMY L. JACKSON BATES

By: _____, Atty-In-Fact
JASON A. BATES, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JASON A. BATES,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **July, 2005.**

Notary Public

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JASON A. BATES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **AMY L. JACKSON BATES,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **AMY L. JACKSON BATES** for the purpose therein contained, by signing the name of **AMY L. JACKSON BATES** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **July, 2005.**

Notary Public

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/07