THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24701-09-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $228,400.00. Affiant Subscribed and sworn to before me this 26th day of September, 2005. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Michael L. Bates Michael D. Bates 6409 Sugar Maple Lane Nashville, TN 37221	**Send Tax Bills To:** Residential Loan Centers 7101 Executive Center Dr., #297 Brentwood, TN 37027	**Tax Information:** Map No.155.08-0B Parcel No. 002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence E. Perry III and wife, Donna W. Perry**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael L. Bates, unmarried, and Michael D. Bates, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6409 Sugar Maple Lane, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of September, 2005.

Lawrence E. Perry, III

Donna W. Perry

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lawrence E. Perry III and Donna W. Perry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2005.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 10/05/05 13:28 2 pgs
Fees:13.00 Taxes:845.08

20051005-0120064

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase I of South Colony at Riverbend as of record in Plat Book 6900, page 271, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence E. Perry, III and wife, Donna W. Perry, by deed dated June 15, 2003 from Paul M. Carlson and wife, Angela S. Carlson, of record in Instrument No. 20030818-0119251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties;
2. Restrictive covenants contained in an instrument of record in Book 6474, page 354, amended in Book 6486, page 588;
3. Declaration of Covenants, Conditions By-Laws and Restrictions for The South Colony at River Bend, of record in Book 7199, page 119, amended in Book 7781, page 645;
4. Dedication of common area to South Colony at River Bend Homeowers' Association, Inc. of record in Book 7781, page 637;
5. Charter of Incorporation of The South Colony at River Bend Homeowners' Association of record in Book 8748, page 817;
6. All matters appearing on the Plan of record as Book 6900, page 271, and
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6613, page 536, Register's Office for Davidson County, Tennessee.