Davidson County DEEDWARR
Recvd: 03/28/06 08:56 4 pgs
Fees:23.00 Taxes:2973.12
20060328-0034947

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23501S

MAP/GROUP/PARCEL: 59-10/273, 61-15/27, 81-11/223, 81-11/605, 50-7/17, 50-7/24, 50-3/21, 50-3/22, 50-3/23

NEW OWNER'S NAME AND ADDRESS:
PEDRO VILLANUEVA AND LUCILA VILLANUEVA
5540 DODD ST.
MIRA LOMA, CA 91752

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LYNDON BATES, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, PEDRO VILLANUEVA AND LUCILA VILLANUEVA, HUSBAND AND WIFE, their_ heirs and assigns, hereinafter called Grantees, property described as follows:

SEE ATTACHED EXHIBIT A

The subject property is improved property known as:

805 CHARLIE PLACE NASHVILLE, TN 37207
3911 & 3913 BAXTER AVENUE NASHVILLE, TN 37216
1726A 17TH AVENUE NORTH NASHVILLE, TN 37203
1726B 17TH AVENUE NORTH NASHVILLE, TN 37203
905 & 907 TRAILWOOD CIRCLE NASHVILLE, TN 37207
3716 & 3718 VILLAGE TRAIL NASHVILLE, TN 37207
1801 & 1803 WESTCHESTER NASHVILLE, TN 37207
1805 & 1807 WESTCHESTER NASHVILLE, TN 37207
1809 & 1811 WESTCHESTER NASHVILLE, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

LYNDON R. BATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, LYNDON BATES, AN UNMARRIED MAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as HIS free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, Tennessee on this the 16th day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $803,545.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

EXHIBIT A

Tract 1:
LAND in Davidson County, Tennessee, being Lot No. 21-A, on the Plan of Zone Lot Division of Lots 20 and 21, Haynes Manor, Section 7, as shown on plat of record in Plat Book 6250, page 292, as amended in Book 6900, page 234, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lyndon R. Bates, a married person by Deed of record in Book 8470, Page 111, recorded 10/24/1991, Register's Office for Davidson County, Tennessee.

Phyllis M. Bates Quitclaimed her interest in the subject property to Lyndon R. Bates, married, by Deed of record in Instrument No. 20020506-0055341, recorded 5/6/2002, Register's Office for Davidson County, Tennessee.

Said property now vested in Lyndon R. Bates, by Final Decree of Divorce, and Order Amending Final Decree of record at Docket No.29244, filed in the Clerk and Master's Office for Williamson County, Tennessee.

Tract 2:
LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Maplewood Home Tract, as shown on plat of record in Plat Book 6200, page 278, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lyndon R. Bates by Deed of record in Book 8383, Page 914, recorded 10/26/1991, Register's Office for Davidson County, Davidson.

Said property now vested in Lyndon R. Bates, by Final Decree of Divorce, and Order Amending Final Decree of record at Docket No.29244, filed in the Clerk and Master's Office for Williamson County, Tennessee.

Tract 3:
LAND in Davidson County, Tennessee, being Lots No. 362-A and 362-B, on the Plan of Zone Lot Division, part of Lot No. 362, Addition to the Town of McGavock, as shown on plat of record in Plat Book 6200, page 663, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Lyndon R. Bates and wife, Phyllis M. Bates by Deed of record in Book 11553, Page 88, recorded 7/1/1999 Register's Office for Davidson County, Tennessee.

Phyllis M. Bates Quitclaimed her interest in the subject property to Lyndon R. Bates, married, by Deed of record in Instrument No. 20020506-0055341, recorded 5/6/2002,

Register's Office for Davidson County, Tennessee.

Said property now vested in Lyndon R. Bates, by Final Decree of Divorce, and Order Amending Final Decree of record at Docket No.29244, filed in the Clerk and Master's Office for Williamson County, Tennessee.

Tracts 4 and 5:
LAND in Davidson County, Tennessee, being Lots No. 104, and 111, on the Plan of Village by the Creek, as shown on plat of record in Plat Book 6250, page 221, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Lyndon R. Bates and wife, Phyllis M. Bates by Deed of record in Book 8665, Page 494, recorded 7/1/1992, Register's Office for Davidson County, Tennessee.

Phyllis M. Bates Quitclaimed her interest in the subject property to Lyndon R. Bates, married, by Deed of record in Instrument No. 20020506-0055341, recorded 5/6/2002, Register's Office for Davidson County, Tennessee.

Said property now vested in Lyndon R. Bates, by Final Decree of Divorce, and Order Amending Final Decree of record at Docket No.29244, filed in the Clerk and Master's Office for Williamson County, Tennessee.

Tracts 6, 7, and 8:
LAND in Davidson County, Tennessee, being Lots No. 86, 87, and 88, on the Plan of Section III, Willow Creek, as shown on plat of record in Plat Book 5200, page 631, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Lyndon R. Bates and wife, Phyllis M. Bates by Deed of record in Book 11553, Page 88, recorded 7/1/999, Register's Office for Davidson County, Tennessee.

Phyllis M. Bates Quitclaimed her interest in the subject property to Lyndon R. Bates, married, by Deed of record in Instrument No. 20020506-0055341, recorded 5/6/2002, Register's Office for Davidson County, Tennessee.

Said property now vested in Lyndon R. Bates, by Final Decree of Divorce, and Order Amending Final Decree of record at Docket No.29244, filed in the Clerk and Master's Office for Williamson County, Tennessee.