BOX 10-B

Davidson County DEEDWARR
Recvd: 06/01/06 09:18 3 pgs
Fees:18.00 Taxes:1613.20

20060601-0064193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007.

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JOHN KAUL** | **SAME** | **50-2-72, 50-2-73, 92-9-328, 92-9-395, 50-3-24** |
| (NAME) **P. O. BOX 17999** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37217** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LYNDON R. BATES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN KAUL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**"SEE ATTACHED EXHIBIT A FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTIES"**

All three tracts 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, said Register's Office, the said Phyllis M. Bates having conveyed her interest to Lyndon R. Bates by Quitclaim Deeds of record as Instrument Nos. 20020506-0055341 and 20050201-0011387, said Register's Office.

Taxes for the year 2006 have been pro-rated and are hereby assumed by the Grantee herein.

uimproved ( )
This is improved( X ) property, known as **3409 MEADOW CT., 3415 MEADOW CT., 1813 WESTCHESTER, 3310 A & B FELICIA ST., NASHVILLE, TN**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this **31st** day of **May, 2006**.

**LYNDON R. BATES**

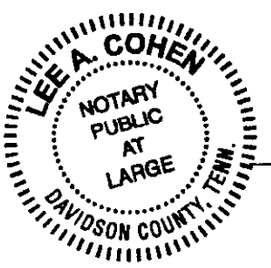
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lyndon R. 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 **31st** day of **May, 2006**.

My commission expires: **September 22, 2007.**




Notary Public

# EXHIBIT "A"

**TRACT 1: Map & Parcel 92-9-328 & 92-9-395**

Land in Davidson County, Tennessee, being Lots 60-A and 60-B, Zone Lot Division of Lot No. 60, Wilcox Subdivision, of record in Plat Book 6200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This property is known as 3310 A & B Felicia Street, Nashville, TN 37209.

**TRACT 2: Map & Parcel 50-2-72 & 50-2-73**

Land in Davidson County, Tennessee, being Lots 64 and 65, Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This property is known as 3409 & 3415 Meadow Court, Nashville, TN 37209.

**TRACT 3: Map & Parcel 50-3-24**

Land in Davidson County, Tennessee, being Lot 89, Section III, Willow Creek, of record in Plat Book 5200, page(s) 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This property is known as 1813 Westchester Drive, Nashville, TN 37207.