BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF MAY, 2006. Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/06 09:20 2 pgs
Fees:13.00 Taxes:329.30
20060601-0064195

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**	**82-4-104 & 82-4-411**
(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, MICHAEL J. BATES,** 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, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 44-A and 44-B, Zone Lot Division of Lot No. 44 and part of Lot No. 45, Sharpe & Crutchers Addition, of record in Plat Book 6200, page 728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Bates from Lyndon R. Bates and wife, Phyllis M. Bates by deed of record in Book 11722, page 343, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 57, page 83, as amended in Book 6200, page 728, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

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

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **926-A & 926-B NORTH 6TH STREET, NASHVILLE, TN 37207**
(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**.

Michael J. Bates

MICHAEL J. 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 **Michael J. Bates**, the bargainors, 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 office this **31st** day of **May, 2006**.

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

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

Lee A. Cohen

Notary Public