200608004

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 08/14/06 15:29 3 pgs
Fees:18.00 Taxes:1228.40
20060814-0100129

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $332,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of August, 2006.

Notary Public

My Commission Expires:
1/24/09

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Bates, et al 8208 Greenvale Court Nashville, TN 37220	Same	Map 115-5 Parcel 23.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marie Herndon, unmarried** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Bates and wife, Norma Bates, tenants by the entirety, owning a two-thirds (2/3) undivided interest and Benjamin Bates, owning a one-third (1/3) undivided interest as tenants in common** (herein referred to as "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Lot 42:
Being Lot 42 on the plan of Natchez Trace Estates, Section No. 2 as of record in Book 4675, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to K. E. Herndon and wife, Marie by deed from Walter B. Williams and wife Margie L. Williams of record in Book 5103, page 870, Register's Office for Davidson County, Tennessee. The said K. E. Herndon having since died.

Lot 37:
Being a part of Lot No. 37 on the plan of Natchez Trace Estates, Section 2, as of record in Book 4675, Page 54, Register's Office for Davidson County, Tennessee.

Beginning at a point 302.18' from the centerline of Greenvale Drive and being the southwesterly most corner of Lot No. 42 of Natchez Trace Estates and proceeding N 34° 56' E, 165.30' along the most westerly line of Lot No. 42; thence N 85° 58'12" W, 36.67' along the most northerly line of Lot No. 37 of Natchez Trace Estates, Section 2; thence S 22° 43'40" E, 149.78' to the beginning, containing 2600 square feet more or less.

Being the same property conveyed to K. E. Herndon and wife, Marie Herndon by deed from James E. Jeffers, Jr. and wife Deborah L. Jeffers of record in Book 5793, page 974, Register's Office for Davidson County, Tennessee. The said K. E. Herndon having since died.

Lots 42 and 37 are improved property known as 8208 Greenvale Court, Nashville, Tennessee 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2006, a lien, but not yet due and payable, which have been prorated the payment of which is assumed by the Grantees;

2. Subject to all matters as shown on plat of record in Plat Book 4675, Page 54, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 5196, Pages 467 and 471, as amended in Book 8379, page 474, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs, successors and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 9 day of August, 2006.

Marie Herndon

Marie Herndon

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 bargainor, **Marie Herndon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 2006.

D. R. Cook

Notary Public

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 7/21/07