WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/06 14:42 2 pgs
Fees:13.00 Taxes:616.05

20060912-0113020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

x Marjorie E. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF September 2006

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/4/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Bates	New Owner	MAP 25.11
(NAME)	(NAME)	
400 Highland Heights Drive	400 Highland Heights Drive	PARCEL 13.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-3905	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Edward Barton and wife, Dorothy Ann Barton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark D. Bates and wife, Marjorie E. Bates

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 12 on the Plan of Highland Heights Acres Subdivision, as of record in Book 3700, Page 97, and amended in Book 4636, Page 762, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Highland Heights Drive, said point being the Northeast corner of the herein described lot and the Southeast corner of Lot 13 on said plan; thence running Westwardly 313.55 feet with the line between said Lot 12 and Lot 13 to a point; thence running Southwardly 140.09 feet to a concrete monument in the Northerly margin of the Easement for Brook Drive as shown on said plan; thence running Eastwardly in the Northerly margin of Brook Drive, 283.65 feet to a concrete monument at the beginning of a curve; thence running Northeastwardly 34.82 feet around said curve to a concrete monument on the Westerly margin of Highland Heights Drive; thence running with said Westerly margin Northwardly 115.00 feet to the point of beginning.

Being the same property conveyed to William Edward Barton and wife, Dorothy Ann Barton by Warranty Deed dated January 25, 1973, from Ray Osborne and wife, Georgia Osborne, of record in Book 4676, Page 37, Register's Office for

CONTINUED

unimproved ( )
This is improved (X) property, known as 400 Highland Heights Drive, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 6th day of September, 2006

William Edward Barton

Dorothy Ann Barton

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 William Edward Barton and wife, Dorothy Ann Barton

the bargainor s, 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 and official seal at Goodlettsville Tennessee, this 6th day of September 2006

Commission expires 9/20/07

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.