Davidson County DEEDWARR
Recvd: 10/26/06 11:07 3 pgs
Fees:18.00 Taxes:2072.00
20061026-0132842

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006100013

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $560,000.00

Sworn to and subscribed before me this 24th day of October, 2006.

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

Affiant

Notary Public

Address of New Owner:
David L. Bates
3809 Princeton Avenue
Nashville, TN 37205

Send Tax Bills to:
Bank of America
PO Box 35140
Louisville, KY 40202

Map-Parcel Numbers:
103-12-266

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David L. Hayes and wife, Mary Grace Hayes**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David L. Bates and wife, Renee Bates**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 392 on the Map of Richland Realty Company Division "C", a plan of which is of record in Book 421, page 31, Register's Office for said County, described as follows: Beginning at a point in the southerly margin of Princeton Avenue, 64 feet easterly from the easterly margin of Wilson Boulevard, said point of beginning being 8 feet westerly from the line between Lot Nos. 392 and 393 in said plan; thence southerly parallel to the line between said two lots, 152 feet to H.P. Murray, Jr.'s northerly line; thence westerly with same, 120 feet, more or less, to the easterly margin of Wilson Boulevard; thence northerly with same 154.7 feet to the intersection of said Princeton Avenue and Wilson Boulevard; thence easterly with the southerly margin of said Princeton avenue, 64 feet to the beginning.

Being the same property conveyed to David L. Hayes and wife, Mary Grace Hayes by Warranty Deed from Paul A. Adams, recorded on the 2nd day of October, 1996 in Deed Book 10213, Page 30, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as **3809 Princeton Avenue, Nashville, TN 37205.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of October, 2006

David L. Hayes

Mary Grace Hayes by David L. Hayes, Attorney in Fact

Mary Grace Hayes by David L. Hayes, Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 24th day of October, 2006, before me personally appeared David L. Hayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Grace Hayes, and acknowledged that [s]he executed the same as the free act and deed of Mary Grace Hayes.

Witness my hand, at office, on this 24th day of October, 2006.

Notary Public

My Commission Expires: _____
(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David L. Hayes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2006.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007