Davidson County DEEDWARR
Recvd: 04/17/07 15:32 2 pgs
Fees:13.00 Taxes:1628.00

20070417-0045961

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

WARRANTY DEED

P-07-6317

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Ghee	Franklin American Mortgage	
6317 Pettus Road	(NAME) 501 Corporate Centre Dr #400	181-00-0216
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARRY BATES AND WIFE, MARTHA Y. BATES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER GHEE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 1,868.85 feet northerly as measured along the centerline of said easement from the northerly margin of Pettus Road, said point of beginning also being the southeast corner of the herein described tract; thence leaving the centerline of said ingress-egress easement and with the line of Tract No. 16 of the J. D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post 25.00 feet in all 1,113.00 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 197.70 feet to an iron pin; thence with the southerly line of Tract No. 14 of the said J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post as 1075.00 feet in all 1100.00 feet to an iron pin in the center of said 50 foot joint use ingress-egress and utility easement; thence with the center of said easement South 04 degrees with 41 minutes 13 seconds West 20.89 feet to a point; thence with a curve to the left having a radius of 1208.85 feet and a long chord of 177.29 feet, said chord having a bearing of South 00 degrees 28 minutes 56 seconds West a distance along the curve of 177.45 feet to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to Barry Bates and wife, Martha Y. Bates by deed from Jeffrey Allen Bunch and wife, Ellen Isenberg Bunch of record in Book 10246, Page 257, Register's Office for Davidson County, Tennessee dated October 30, 1996 and recorded November 1, 1996.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6317 Pettus Road, Antioch, Tennessee 37013
(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 my/our hand(s) this 11th day of April, 2007.

Barry Bates

Martha Y. Bates

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Barry Bates and Martha Y. Bates personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Connie Hooper
Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800