WARRANTY DEED

Prepared by:

Return to:
ARCHER LAND TITLE, LLC
750 Old Hickory Blvd, Ste 175
Brentwood, TN 37027

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

James Taylor Bates
Affiant

Subscribed and sworn to before me this 21 day of May, 2007.

M. Eugene Haffner
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
M. EUGENE HAFFNER
DAVIDSON COUNTY

My Commission Expires
November 22, 2010

THIS INSTRUMENT WAS PREPARED BY and RETURN RECORDED DEED TO:
Archer Land Title, 750 Old Hickory Blvd. Ste 175, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
James Taylor Bates	James Taylor Bates	08307005800
809 McCarn Street	809 McCarn Street	
Nashville, TN 37206	Nashville, TN 37206	

THIS INDENTURE WITNESSETH, that Jennifer Adams, unmarried, Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO James Taylor Bates, a single person, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

BEING Lot No. 30 on the Plan of Subdivision of Robert E. Power's Lands, as of record in Book 421, page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jennifer Adams, unmarried, by Warranty Deed from Crystal Diane Bryant, individually and as Administratrix of the Estate of Patricia Ann White, and Michael White, dated May 22, 2006 and recorded June 22, 2006, of record in Instrument No. 20060622-0074783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: 809 McCarn Street, Nashville, TN 37206

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 21 day of May, 2007, 2007.

Grantor: Jennifer Adams

Signature: _____

Davidson County DEEDWARR
Recvd: 06/04/07 09:27 2 pgs
Fees:13.00 Taxes:407.00

20070604-0065773

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer Adams with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 21 day of MAY, 2007.

M. Eugene Haffner
Notary Public My Commission Expires
Commission Expires: November 22, 2010

