After Recording please return to:
This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0705134

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$462,000.00**

Affiant

Subscribed and sworn to before me, this 14th day of June, 2007

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 06/15/07 14:26 2 pgs
Fees:13.00 Taxes:1709.40
20070615-0072016

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Stephen G. Navyac 1919 19th Avenu South Nashville, TN 37212	Suntrust Mortgage Inc 201 4th Avenue N. 6th Floor Nashville, TN 37219	104-12-173

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Thomas V. Bates and Cindy L. Bates husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen G. Navyac, a single man,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee
BEING the southerly 25 feet of Lot No. 53 and the northerly 50 feet of Lot no. 54 on the plan of Christopher & Kirkman's Addition to Belmont Park, of record in Book 57, Page 158, said Register's Office.

SAID parts of Lots Nos. 53 and 54 adjoin and front together 75 feet on the westerly margin of 19th Avenue, South, formerly Avondale Avenue, and extends back between parallel lines 159 feet to an alley.

BEING the same property conveyed to Thomas V. Bates and spouse Cindy L. Bates by Warranty Deed from Mary H. Folger and Martha Recher dated May 29th, 1998 and recorded on June 2, 1998 in Book 10956 Page 927, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **1919 19th Avenue South, Nashville, Tennessee 37212**

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Thomas V. Bates and Cindy L. Bates, sign this Warranty Deed on this the 14th day of June, 2007.

Thomas V. Bates

Cindy L. Bates

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas V. Bates** and **Cindy L. Bates,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of June.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010