PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 49185
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/03/08 13:37 2 pgs
Fees:13.00 Taxes:1387.50
20080303-0020918

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony D. Bates Amanda J. Bates 4304 Lone Oak Road Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 13103019700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur B. Noel, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony D. Bates and spouse, Amanda J. Bates** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 53 and the southerly triangular part of Lot No. 52 on the Map of Neil Hunt's Subdivision, as of record in Book 974, page 19, Register's Office for said County, described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, dated August 11, 1962.

Beginning at a point in the center of Lone Oak Road, formerly Glendale Lane, at the common corner of Lots 52 and 53 on said plan; thence with the center of said road, southerly 75 feet to a point; thence with the southerly line of Lot No. 53, eastwardly 250 feet to a iron stake; thence northerly 104.4 feet to an iron stake in the easterly line of Lot No. 52 which said point is 8.4 feet north of the northeast corner of Lot No. 53 on said Plan; thence westerly 253 feet to the point of beginning.

Being the same property conveyed to Arthur B. Noel, unmarried by deed from Cynthia L Cavalier, unmarried and Carolyn Cavalier Rosenberg, married, dated July 6, 2007 and recorded on July 26, 2007 of record in Doc. No. 20070726-0089071, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, page 19 , said Register's Office, which Plan shows 115 foot minimum building set back line from Lone Oak Road; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4110, page 663, said Register's Office; Title to that portion of the premises within the bounds of Lone Oak Road; Restrictive Covenants of record in Book 1129, page 321, amended in Book 6104, page 64, said Register's Office.

This is improved property, known as: 4304 Lone Oak Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of February, 2008.

Arthur B. Noel

State of TENNESSEE
County of DAVIDSON

On this 29th day of February, 2008 , before me the undersigned authority, personally appeared Arthur B. Noel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Sworn and subscribed before me this the 29th day of February, 2008

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**