Davidson County DEEDWARR
Recvd: 08/26/08 14:44 2 pg:
Fees:13.00 Taxes:351.83
20080826-0087687

This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2005092

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Guy E. Bates, Jr.	(NAME) Same as new owner	Map & Parcel 14-70 (Tract 1) Map & Parcel 14-69 (Tract 2)
(STREET ADDRESS) 7141 Douglas Road	(STREET ADDRESS)	
(CITY) Joelton (STATE) Tennessee (ZIP) 37080	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF PAULINE TOMLIN FELTS, deceased**, has this day bargained and sold, and does hereby transfer and convey unto the said, **GUY E. BATES, JR., a married man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1:
Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to-wit:

Beginning at a point 1110.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 80 degrees 53 minutes west a distance of 720.0 feet to a point; thence north 2 degrees 00 minutes west 140.0 feet to a point; thence south 81 degrees 30 minutes east 802.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet, to the point of beginning and containing 2.5 acres, more or less.

Being the same property conveyed to Mrs. Pauline Felts by deed of record in Book 3928, page 942, Register's Office, Davidson County, Tennessee.

Tract 2:
Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to-wit:

Beginning at a point 1262.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 81 degrees 30 minutes west a distance of 802.0 feet to a point; thence north 2 degrees 00 minutes west 140.0 feet to a point; thence south 82 degrees 10 minutes east 870.0 feet to a point in the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet, to the point of beginning and containing 2.7 acres, more or less.

Being the same property conveyed to Mrs. Pauline Felts by deed of record in Book 3928, page 938, Register's Office, Davidson County, Tennessee.

The said Pauline Felts having since died testate, will of record in Will Vol. No. 5590-1430432, Probate Court of Davidson County, Tennessee, naming Barbara Luttrell as Executrix, and with authority to sell and convey property by Order dated April 18, 2008, of record in Instrument #20080722-0074907, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $95,090.00.

Subscribed and sworn to before me this 18th day of August, 2008.

Affiant

Notary Public

My commission expires: 10-24-10

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

This is unproved property known as 7147 and 7153 Douglas Road, Joelton, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 26th day of August, 2008.

Estate of Pauline Tomlin Felts, deceased

Barbara N Luttrell Executrix
Barbara Luttrell, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Luttrell, Executrix of the Estate of Pauline Tomlin Felts, deceased,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2008.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: October 24, 2010

Notary Public
My Commission Expires: 10-24-10

ENCUMBRANCES:

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to restrictive covenants of record in Book 3928, pages 938 & 942, Register's Office, Davidson County, Tennessee.