Davidson County DEEDWARR
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Fees:13.00 Taxes:1369.00

20080902-0089785

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August 2008.

Notary Public
My commission expires:

My Commission Expires November 22, 2010

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| R. Anthony Bates | New Owner | 104-05-281.00 |
| 119 Bowling Avenue<br>Nashville, TN 37205 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Bruce Burch and Lucinda S. Burch,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **R. Anthony Bates, unmarried, and Mary Sue Cheek, unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the north 50 feet of Lot No. 317 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Book 332, page 174, said Registerr's Office.

Said northerly part of Lot No. 317 fronts 50 feet on the westerly side of Bowling Street and runs back between parallel lines with the southerly margin of Meadowbrook Avenue 210 feet to an alley.

Being the same property conveyed to Walter Bruce Burch and wife Lucinda S. Burch by deed from Ann Elizabeth Plumlee, a widow of record in Book 5789, page 644, said Register' s Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 119 Bowling Avenue, Nashville, TN 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 25th day of August, 2008.

Walter Bruce Burch by Lucinda S. Burch Attorney-in-Fact

Lucinda S. Burch

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 **Lucinda S. Burch,** the bargainor(s), 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 Franklin, Tennessee, this the 25th day of August, 2008.

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

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 **Lucinda S. Burch,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Walter Bruce Burch** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Walter Bruce Burch.**

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of August, 2008.

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

FILE NO: 2008080931