BILL GARRETT, Davidson County
Trans:T20100060380 DEEDWARR
Recvd: 09/24/10 13:41 2 pgs
Fees:13.00 Taxes:259.00
20100924-0076283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

CONNIE J. COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires March 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
501 Kenner Avenue
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Foutch and Evelyn Foutch	Jim and Evelyn Foutch (NAME)	161-4-126
370 Tusculum Road (ADDRESS)	6361 Pettus Road (ADDRESS)	
Nashville, TN 32711 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Barry B. Bates, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jim Foutch and Evelyn Foutch, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 1 ON THE MAP OF FAIRLANE PARK, AS OF RECORD IN BOOK 2331, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO BARRY B. BATES, UNMARRIED BY QUITCLAIM DEED FROM MARTHA Y. BATES, UNMARRIED OF RECORD IN INSTRUMENT NO. 20081107-0110848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 370 Tusculum Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 20th day of September, 2010.

Barry B. Bates

STATE OF Tennessee

COUNTY OF Williamson

I, Connie Hooper , a Notary Public of the County and State first above written, do hereby certify that Barry B. Bates, personally appeared before me this 20th, day of September, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of September, 2010.

Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
501 Kenner Avenue
Nashville, TN 37203