WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

R-VRES-11-335

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Bates	Wells Fargo Bank, NA	
335 Dupont Avenue (ADDRESS)	13675 Technology Drive (NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Eden Prairie, MN 55344 (CITY) (STATE) (ZIP)	43-9-164.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES C. ADAMS AND ZALPHA J. HASHEM, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES T. BATES, UNMARRIED, AND TERRY A. BATES, MARRIED, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, BLOCK C, WOODLAWN ESTATES SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 82, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. ADAMS AND ZALPHA J. HASHEM, HUSBAND AND WIFE BY SPECIAL WARRZANTY DEED FROM OCWEN FEDERAL BANK, FSB, RECORDED ON THE 6TH DAY OF AUGUST, 1998 IN DEED BOOK 11055, PAGE 630, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 843, PAGE 82; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 335 Dupont Avenue, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20110064073 DEEDWARR
Recvd: 10/13/11 13:51 2 pgs
Fees:13.00 Taxes:370.00
20111013-0079794

Witness my/our hand(s) this 11th day of October, 2011.

James C. Adams

Zalpha J. Hashem

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Adams and Zalpha J. Hashem, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of October, 2011.

Notary Public
My Commission Expires: AUG. 9, 2013

(SEAL)

C. M. FULLER
MY COMMISSION # DD 879924
EXPIRES: August 11, 2013
Bonded Thru Notary Public Underwriters

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903