WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Kenneth D. Vetetoe, Jr. 316 Moncrief Street Goodlettsville, TN 37072	Same as Owner	025 04 0033.00

Mortgagee:

BILL GARRETT, Davidson County
Trans:T20120069989 DEEDWARR
Recvd: 09/17/12 14:37 2 pgs
Fees:13.00 Taxes:388.50
20120917-0084438

State of Tennessee County of Sumner

The actual consideration, or value, whichever is greater, for this transfer is $105,000.00.

Kenneth D. Vetetoe Jr.
Affiant

Sworn to and subscribed before me on this the 14 day of September, 2012.

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

Commission Expires: 2-26-13

This Instrument Prepared by:
Curtis M. Lincoln
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEE(S), and other good and valuable consideration the receipt of which is hereby acknowledged, (I/We), ***Joan T. Bates***, hereinafter call the GRANTOR(S), have/has bargained and sold and by these presents do/does transfer and convey unto ***Kenneth D. Vetetoe, Jr. and wife, Angela L. Vetetoe***, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND situated in the 10th Civil District of Davidson County, TN, and being described as follows:

BEGINNING at a point in the Southerly margin of West Cedar Street (at Moncrief Avenue), the Northeast corner of the property conveyed to H. B. Vetetoe by Deed of record in Book 1025, Page 467, RODC, TN; thence with Vetetoe's East line South 20 ½ deg. West 170 feet to a point in the West line of the property conveyed to W. Alvin Myers by Deed of record in Book 1191, page 221, RODC, TN; thence with Myers' line South 72 deg. 30 min. East 100 feet to a point, Myers' corner; thence with Myers' line North 20 ½ deg. East 170 feet to a point in the South margin of Due West Street; thence with Due West Street, West 72 deg. 30 min. West 100 feet to the beginning.

BEING the same property conveyed to JOAN T. BATES by Quitclaim Deed dated April 23, 2012, and executed by BILLIE JEAN BATES and recorded as Instrument No. 20120425-0035483, said Registers' Office.

This was investment property and not the primary residence of the Grantor.

PROPERTY SOLD "AS IS" AND "WHERE IS".

This is property known as 230 W. Cedar Street, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 fully 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 shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the , the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joan T. Bates

Joan T. Bates

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Joan T. Bates, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 19 day of September, 2012.

CURTIS M. LINCOLN NOTARY PUBLIC SUMNER COUNTY TENNESSEE

Notary Public

My Commission Expires: 2-26-15