WARRANTY DEED

BOOK 3958 PAGE 695

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Bass (NAME:)	Paul Bass (NAME:)	8D-29150, 29160 and 29170
6500 Charolette pk. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Thousand Five Hundred and No/100 ($4,500.00) *DOLLARS* cash in hand paid by Paul Bass, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

We, Edward Eugene Palmore and wife, Sammie G. Palmore,

have bargained and sold, and by these presents do transfer and convey unto the said Paul Bass, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts or parcels of land in the 8th, formerly the 12th, Civil District of said County and State, as follows:

TRACT NO. 1: Being part of lot No. 2 on the W. E. Watkins Plan of Lots, as of record in book 21, page 98, Register's Office for said County, being lot No. 16 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40-foot private road at the southeast corner of the property conveyed to Cecil Collins by deed from Nan Bridgewater Dugger and husband, of record in book 2295, page 603, Register's Office for said County; thence with the easterly line of said Collins property, northwardly 223.5 feet, more or less, to low water mark of Cumberland River; thence with said low water mark, south 76° east 100 feet, more or less, to the corner of lots Nos. 16 and 17; thence with the line between said two lots, southwardly 235.42 feet, more or less, to the northerly margin of said 40-foot private road; thence with said road, north 73½° west 100 feet to the beginning.

Being the same real property conveyed to Edward Eugene Palmore and wife, Pauline Mitchell Palmore, by deed from Lawrence Mayo and wife, of record in book 2964, page 228, Register's Office for said County, and the interest of Pauline Mitchell Palmore was conveyed to Edward Eugene Palmore, by deed of record in book 3872, page 498, said Register's Office.

TRACT NO. 2: Being part of lot No. 2 on the W. E. Watkins Plan of Lots, as of record in book 21, page 98, Register's Office for said County, being lot No. 17 and the reserved lot immediately east of same on the unrecorded plan of the Leland J. Dugger Property, described together according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40-foot private road at the southeast corner of the property conveyed to Lawrence Mayo and wife by deed from Charles L. Sullivan, of record in book 2444, page 407, Register's Office for said County; thence with the easterly line of said Mayo property, northwardly 235.42 feet, more or less, to low water mark of Cumberland River; thence with said low water mark, south 76° east 100 feet, more or less, to the center of Overall Creek; thence with the center of

said Creek, south 7° east 275 feet to the northerly margin of said 40-foot private road; thence with said road, north 73½° west 206 feet to the beginning.

Being the same real property conveyed to Edward Eugene Palmore and wife, Pauline Mitchell Palmore, by deed from Lawrence M. Mayo and wife, of record in book 2964, page 214, Register's Office for said County, and the interest of Pauline Mitchell Palmore was conveyed to Edward Eugene Palmore by deed of record in book 3872, page 502, said Register's Office.

There is also conveyed hereby all rights as to roads as set out in said deeds, as follows:

"There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of lot 1, southwestwardly to Cumberland River Road, and the parties hereto their heirs and assigns, are given the joint right to use of said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantees herein assume and agree to pay his proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of grantors herein."

This conveyance is made subject to 20-foot easement for electric power transmission line across southerly side of premises with the center line 25 feet from the private road and with rights as set out in grant of record in book 2397, page 63, said Register's Office, and a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project, as set out in deed of record in book 2147, page 151, said Register's Office, and to restrictive covenants contained in deed of record in book 2332, page 633, said Register's Office, which applies to Tract No. 1, and to restrictive covenants contained in deed of record in book 2492, page 283, said Register's Office, which applies to Tract No. 2.

It is agreed and understood that the conveyance of this property to Frank Brown by deed of record in book 455, page 187, said Register's Office, describes the northerly boundary of said property as extending to "within 7 feet of low water mark of the Cumberland River" and therefore the grantors herein cannot warrant or defend the northerly boundary of said property except to this extent but agree to convey all right, title and interest which they may have in and to the additional property along the northern boundary and therefore have described the northern boundary as extending to the low water mark.

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul Bass, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Paul Bass ..... *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.,* except for taxes for the year 1965 which are prorated.

And we, Edward Eugene Palmore and wife, Sammie G. Palmore *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul Bass, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* ~~29th~~ 11th *day of* ~~October~~ November, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward Eugene Palmore

Sammie Jean Palmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fred P. Seymour, a Notary Public in and for said County and State, the within named Edward Eugene Palmore and wife, Sammie G. Palmore

the bargainor.s.., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 19 65

Fred P. Seymour, Notary Public.

FRED P. SEYMOUR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires July 24, 1966

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in this day of, 19

Notary Public

Commission Expires.

WARRANTY DEED

FROM

Edward Eugene Palmore, et ux

TO

Paul Bass

6500 Charlotte Rd

mail

STATE TAX $ 6.75
PROBATE 50
TOTAL $ 7.25

NOV 15 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 15 1965

NOV 15 3 51 PM '65
NOTED FOR RECORD
RECORDING FEE $ 1.50
DEP. REG.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

065779

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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