This instrument prepared from
Information furnished by the parties
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5482 PAGE 357

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Bass and James M. Bass	Same	81-16-216
(NAME)	(NAME)	
1211 9th Avenue North		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,
cash in hand paid by James C. Bass and James M. Bass and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Charles R. Franklin, III, Conservator of the Estate of Mattie B. Franklin

have this day bargained and sold, and do hereby transfer and convey unto the said

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the Northerly 33-1/3 feet of Lot No. 61 on the Plan of McGavock, Wetmore, & Others' First Addition, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 61 fronts 33-1/3 feet on the westerly side of 9th Avenue North and runs back between parallel lines 154.8 feet, more or less, to an alley.

Being the same property conveyed to Mattie B. Franklin, a widow by deed from Joe M. McCoy and wife, Velma L. McCoy, of record in Book 2039, page 559, Register's Office for said County. Charles R. Franklin, III was appointed Conservator of the Estate of Mattie B. Franklin by Order of the County Court for Maury County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 15th day of August 1979

Affiant

My commission expires: 1-18-82
(Affix Seal)

Notary Public

NOTARY PUBLIC
MARY W. ANKENBAUER
DAVIDSON CO., TENN.

unimproved ( )
This is improved (X) property, known as 1211 9th Avenue North, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 15th *day of* August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles R. Franklin, III

Charles R. Franklin, III, Conservator

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

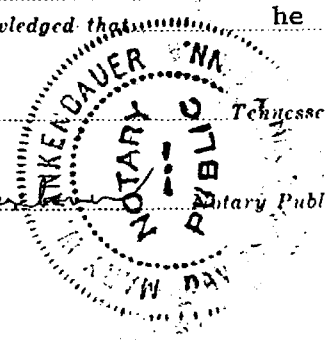
Personally appeared before me, Mary W. Ambrose, *a Notary Public in and for said County and State,* Charles R. Franklin, III, Conservator

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

Witness my hand and official seal at Nashville, Tn. *Tennessee, this* 15th *day of* August, *19*79.

Mary W. Ambrose *Notary Public*

Commission expires 1-18-82



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
Charles R. Franklin, III, Conservator

TO

James C. Bass and James M. Bass

F 46304

IDENTIF. REFERENCE

AUG 15 1 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5482 PAGE 359

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7500.00- CO	
			19.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	26.00-
			4262A08/15/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 46304

IDENTIF. REFERENCE

AUG 15 1 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704766