BOOK 5691 PAGE 4

546 12/16 695.50- CHECK

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William E. Martin, Tr. | same | 83-6-2 |
| (NAME) Hone School Rd. - P.O. Box 2960 | (NAME) | Parcel 66 |
| (STREET ADDRESS OR ROUTE NUMBER) Nash. Me Tn 37219 | (STREET ADDRESS) | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R. Neil Bass and wife, Clara McDonald Bass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Martin, Trustee, with full power to transfer, convey, mortgage or otherwise encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 12 in the Original Plan of the Town of Nashville (not of record) described as follows:

Beginning on the easterly margin of 2nd Avenue North, formerly Market Street, at the N.W. corner of a part of said lot formerly owned by B. S. Rhea and son; thence with the easterly margin of said Avenue northerly 27-1/2 feet to the southwest corner of a lot conveyed by Lumnsden, to Pearce and others, by deed of record in Book No. 69, page 439, Register's Office for said County; thence at right angles to said Avenue easterly 211 feet, more or less, to the westerly margin of 1st Avenue North, formerly Water and Front Streets respectively, the southeast corner of a part of said lot known as the Cameron or Coltart lot; thence with the westerly margin of 1st Avenue North southerly 44 feet, more or less, to the northeast corner of a lot formerly owned by Andy Hamilton, afterwards owned by B. S. Rhea and son; thence with the northerly line of said lot westerly 106 feet, more or less, to a point half way to 2nd Avenue North; thence northerly 20 feet, more or less, to the northeast corner of said Rhea lot, fronting on 2nd Avenue North; thence with the northerly line of said Rhea lot westerly 106 feet, more or less, to the beginning.

Being the same property conveyed to R. Neil Bass, by installment deed from Commerce Union Bank, Trustee, formerly Broadway National Bank of Nashville, of record in Book 4424, page 80C, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 170 2nd Avenue, North, Nashville, Tennessee 37201
(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, successors, assigns 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.

Witness our hand s this 15th day of December, 1980

R. Neil Bass Dec 15, 1980

Clara McDonald Bass
Clara McDonald Bass

Form 3

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

BOOK 5691 PAGE 5

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Neil Bass and wife, Clara McDonald Bass, the bargainors, 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 15th day of December 1980

Commission Expires: 7/21/84

Catherine P. Collins
Notary Public

STATE OF )

COUNTY OF )

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

R. Neil Bass and wife, Clara McDonald Bass

TO

William E. Martin, Trustee, with full power to transfer, convey, mortgage or otherwise encumber without the joinder of any beneficary

G 2 2 1 4 2

IDENTIF. REFERENCE

DEC 16 10 41 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File Box 31

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 265,000.00

W. E. Martin Trustee

Subscribed and sworn to before me this 15th day of December, 1980

My Commission Expires: 8/2/81

Claudia J. Ethridge
Notary Public

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

RECEIVED OF _____ BOOK 5691 PAGE 6

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 265000.00- CO | |
| | | | 689.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 695.50- | |
| 0546A | 12/16/80 | BAL | .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 2 1 4 2

T
IDENTIF. REFERENCE

DEC 16 10 41 AM '80

FELIX Z. WILSON, J. REGISTER
DAVIDSON COUNTY, TENN.

No. 797807