Bk 6 MTL

BOOK 7688 PAGE 521

FROM: Ewing Bass and Bessie Bass Langford, as tenants in common to remainder interest as to Tract I and Charles W. Langford and wife, Bessie Bass Langford as to Tract II

This instrument prepared by: DEARBORN & EWING, ATTORNEYS (DWT) Suite 1200, One Commerce Place Nashville, Tennessee 37239

TO: Gary McDaniel

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Gary McDaniel 3401 West End Building Nashville, TN 37203	same	Map 102-4,Parcel 97 Map 102-4,Parcel 98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $401,600.00.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 1988.

Notary Public

My Comm. Expires: 3/11/91

JULIE MCCLURE NOTARY PUBLIC AT LARGE STATE OF

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ewing Bass and Bessie Bass Langford, as tenants in common to remainder interest as to Tract I, and Charles W. Langford and wife Bessie Bass Langford as to Tract II, hereinafter collectively called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Gary McDaniel hereinafter called the GRANTEE, his heirs, successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

FOR PROPERTY DESCRIPTION SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM HEREIN

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS further covenant and bind themselves, their heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTORS, except as set forth herein or on attached Exhibit A, but not further or otherwise. 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.

Katherine Simpkins Bass, the wife of Ewing Bass joins in this conveyance for the sole and limited purpose of conveying all marital rights of Katherine Simpkins Bass, but not further or otherwise.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The undersigned, Dr. C. W. Langford, Jr., has been granted the power of attorney-in-fact to execute this Special Warranty Deed on behalf of Ewing Bass and Katherine Simpkins Bass by the terms and provisions of a Specific Durable Power of Attorney of record in Book 7688, page 518, in the Davidson County Register's Office. The undersigned, Dr. C. W. Langford, Jr., has been granted the power of attorney-in-fact to execute this Special Warranty Deed on behalf of Charles William Langford and Bessie Bass Langford by the terms and provisions of a Specific Durable Power of Attorney of record in Book 7688, page 514, said Register's Office.

IN WITNESS WHEREOF, GRANTORS have executed this Special Warranty Deed on the 27th day of October, 1988.

Ewing Bass
by: Dr. C. W. Langford, Jr.
Attorney-in-fact

EWING BASS
by Dr. C. W. Langford, Jr.,
Attorney-in-Fact

Katherine Simpkins Bass
by: Dr. C. W. Langford, Jr.
Attorney-in-fact

KATHERINE SIMPKINS BASS
by Dr. C. W. Langford, Jr.,
Attorney-in-Fact

Charles William Langford
by Dr. C. W. Langford, Jr.
Attorney-in-fact

CHARLES WILLIAM LANGFORD
by Dr. C. W. Langford, Jr.,
Attorney-in-Fact

Bessie Bass Langford
by: Dr. C. W. Langford, Jr.
Attorney-in-fact

BESSIE BASS LANGFORD
by Dr. C. W. Langford, Jr.,
Attorney-in-Fact

dwt324:10/21/88
MSX026-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dr. C. W. Langford, Jr., to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ewing Bass, the bargainor, and acknowledged that he executed the same as the free act and deed of said Ewing Bass for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of October, 1988.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/11/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dr. C. W. Langford, Jr., to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Katherine Simpkins Bass, the bargainor, and acknowledged that he executed the same as the free act and deed of said Katherine Simpkins Bass for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of October, 1988.

Julie McClune
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dr. C. W. Langford, Jr., to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Charles William Langford, the bargainor, and acknowledged that he executed the same as the free act and deed of said Charles William Langford for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of October, 1988.

Julie McClune
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dr. C. W. Langford, Jr., to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Bessie Bass Langford, the bargainor, and acknowledged that he executed the same as the free act and deed of said Bessie Bass Langford for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of October, 1988.

Julie McClune
Notary Public

My Commission Expires: 3/11/91

EXHIBIT A

TRACT I

A tract or parcel of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated August 1, 1988, as follows:

Beginning at an existing iron pin located in the northerly right-of-way margin of Charlotte Pike (U.S. Highway 70 North) said pin being a common corner to this tract and the property owned by Ewing Bass and Bessie Bass Langford as defined in Deed Book 4081, page 573, R.O.D.C., Tennessee and located approximately 600 feet northeast of the centerline of Russleo Drive as measured along the northerly right-of-way margin of Charlotte Pike; thence, leaving said margin along the line common to this tract and the Bass/Langford Property, North 48 degrees 07 minutes 43 seconds West, 331.78 feet to an existing iron pin; thence, North 48 degrees 21 minutes 18 seconds East, 245.11 feet to an iron pin, set this survey; thence, South 51 degrees 42 minutes 49 seconds East, 379.28 feet to an iron pin, set this survey, in the northerly right-of-way margin of Charlotte Pike; thence, with said margin and beginning a curve to the right, 122.51 feet to an iron pin, set this survey; said curve has the following characteristics: a delta of 1 degree 53 minutes 27 seconds, a radius of 3712.50 feet and a tangent of 61.26 feet; thence, beginning a curve to the left, 154.99 feet to the point of beginning; said curve has the following characteristics: a delta of 4 degrees 33 minutes 14 seconds, a radius of 1950.00 feet and a tangent of 77.54 feet. This tract contains 89,764 square feet or 2.06 acres, more or less.

TRACT I being part of the same property conveyed to O. E. Bass by deed from Mrs. Susie V. Bass, a widow, of record in Book 519, page 59, Register's Office for Davidson County, Tennessee; the said O. E. Bass having since died devising the property to Mollie Bass for life, with remainder to Paul Bass, by Will of record in Will Book 50, page 205, Probate Court for said County; the said Mollie Bass having since died; the said Paul Bass having since died devising the property to Sadie Bruce Bass for life, with remainder to Ewing Bass and Bessie Bass Langford, by Last Will and Testament of Paul J. Bass of record in Will Book 155, page 263, Probate Court for said County.

The above property is conveyed subject to a life estate granted to Sadie Bruce Bass as evidenced by the Last Will and Testament of Paul J. Bass of record in Will Book 155, page 263, Probate Court for said County.

TRACT II

A tract or parcel of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated August 1, 1988, as follows:

Beginning at an existing iron pin located in the northerly right-of-way margin of Charlotte Pike (U.S. Highway 70 North) said pin being a common corner to this tract and the property owned by Ewing Bass and Bessie Bass Langford as defined in Deed Book 4081, page 573, R.O.D.C., Tennessee and located approximately 600 feet northeast of the centerline of Russleo Drive as measured along the northerly right-of-way margin of Charlotte Pike; thence, continuing with said margin and beginning a curve to the right 154.99 feet to an iron pin, set this survey; said curve has the following characteristics: a delta of 4 degrees 33 minutes 14 seconds, a radius of 1950.00 feet and a tangent of 77.54 feet; thence, beginning a curve to the left, 122.51 feet to an iron pin, set this survey, the actual point of beginning for this tract; said curve has the following characteristics: a delta of 1 degree 53 minutes 27 seconds, a radius of 3712.50 feet and a tangent of 61.26 feet; thence, leaving said margin, North 51 degrees 42

minutes 49 seconds West, 379.28 feet to an iron pin, set this survey; thence, North 48 degrees 21 minutes 18 seconds East, 60.00 feet to an existing concrete monument; thence, North 51 degrees 31 minutes 20 seconds West, 42.85 feet to an existing iron pin; thence, North 54 degrees 21 minutes 00 seconds East, 90.00 feet to an iron pin, set this survey, near an existing fence corner post; thence, South 45 degrees 50 minutes 28 seconds East, 121.59 feet to an existing concrete monument in a fence line; thence, along said fence line, South 53 degrees 36 minutes 10 seconds East, 312.00 feet to an iron pin, set this survey, in the northerly right-of-way margin of Charlotte Pike, near an existing fence post; thence, with said margin and beginning a curve to the right, 150.76 feet to the actual point of beginning; said curve has the following characteristics: a delta of 2 degrees 19 minutes 36 seconds, a radius of 3712.50 feet and a tangent of 75.39 feet. This tract contains 57,129 square feet or 1.31 acres, more or less.

TRACT II being property conveyed to Charles W. Langford and wife, Bessie Bass Langford, by deed from Paul J. Bass, unmarried, of record in Book 1151, page 531, Register's Office for Davidson County, Tennessee, and by deed from Paul J. Bass and wife, Sadie Bass, of record in Book 4083, page 541, said Register's Office.

The above two tracts of property are conveyed subject to the following:

1. 1988 Metropolitan Government taxes -- a lien but not yet due and payable. (Field Book No. 8DA 35730; Map 102-4, Parcel 97 as to Tract I and Field Book No. 8DA 35715; Map 102-4, Parcel 98 as to Tract II)

2. Sanitary sewers and/or storm drainage easement and any temporary construction easements as contained in an instrument of record in Book 5069, page 569, said Register's Office. (Applies to Tract I)

3. Sanitary sewers and/or storm drainage easement and any temporary construction easements as contained in an instrument of record in Book 5069, page 584, said Register's Office. (Applies to Tract II).

4. Electric transmission easement as conveyed to The Tennessee Electric Power Company by instrument of record in Book 724, page 158, said Register's Office. (Applies to Tract I and II)

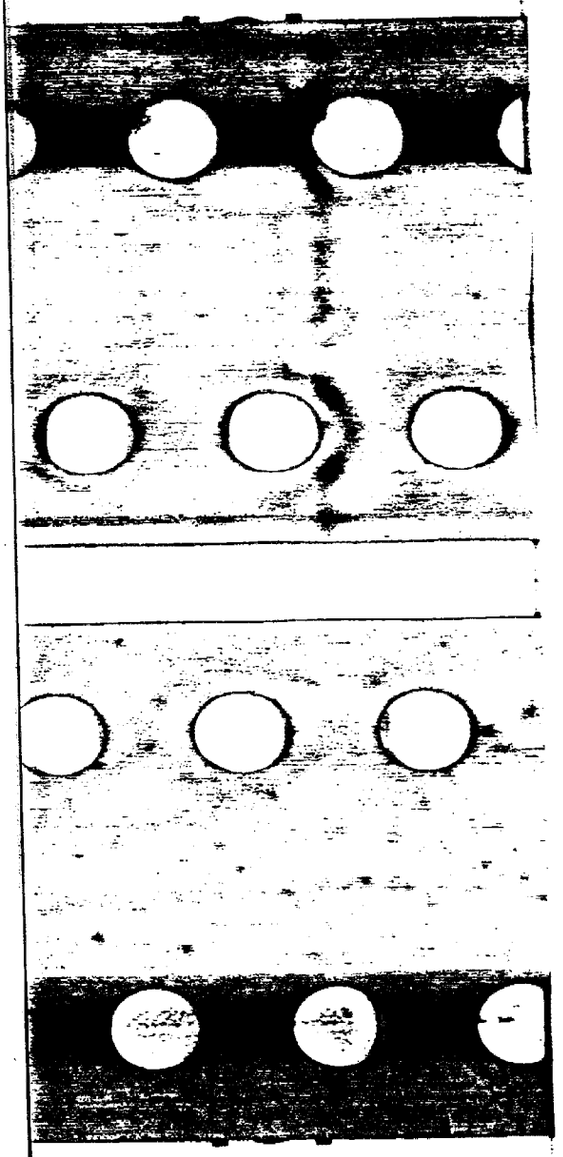
5. All matters as shown on the survey of R. L. Montoya -- Land Surveying dated August 1, 1988, including the location of the easements set forth in Exceptions Nos. 2 and 3 above, as well as the location of a portion of a power line easement conveyed to the Electric Power Board of the City of Nashville by Consolidated Developments, Inc., by instrument of record in Book 2703, page 78, said Register's Office. (Applies to Tracts I and II)

6. Tract I is subject to the life estate of Sadie Bruce Bass as established in the Last Will and Testament of Paul J. Bass of record in Will Book 155, page 263, Probate Court for said County.

7. Rights or claims of parties in possession under unrecorded leases.

8. The survey of Rocky L. Montoya dated August 1, 1988, last revised October 5, 1988, Job No. 88-2-10A(12) shows an existing residence encroaching onto Tract I described herein.

8631 10/27 OWEN ATCHECK 1340.78
OCT 27 3 20 PM '88
DAVIDSON COUNTY REGISTER
IDENTIFICATION REFERENCE
8.0 2 8 7.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7688 PAGE 526

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
401600.00
CON TX 1325.28
PRFEE 0.50
WDEED 15.00
TOTAL 1340.78
CHECK 1340.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/27/88 01 15:21 0001 1631

8.0287.

IDENTIFICATION REFERENCE

Oct 27 3 20 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 148368