BOOK 9666 PG 454

This Instrument Prepared By:
Gary W. Temple
Attorney at Law
4211 Gallatin Rd.
Nashville, TN 37216

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| Kathleen Bass<br>814 Allen Road<br>Nashville, TN 37214 | SAME | Map 3D-60070<br>96-14<br>Parcel 111 |

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, H. D. Estes, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Kathleen Bass (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in exhibit A, which is attached hereto and incorporated herein by this reference (the "Properties").

This is improved property, known as 814 Allen Road, Nashville, Tennessee 37214.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantors' covenant with the Grantee's that the Grantors' are lawfully seized and possessed of the property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth herein above.

The Grantors further covenant and bind themselves, their successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantors have executed this deed this 28th day of April, 1995.

H. D. Estes

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Sara Temple, a Notary Public, H. D. Estes, with whom I am personally acquainted and who acknowledges that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, this 28th day of April, 1995.

Sara Temple
Notary Public

MY COMMISSION EXPIRES: 11/26/96

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 51,200.00

H D Estes
Affiant

Subscribed and sworn before me this 28th day of April, 1995.

Sara Temple
NOTARY PUBLIC

My commission expires: 11/26/96

**EXHIBIT A**

**BEING** Lot No. 767 on the Plan of Cloverhill, Section 9, of record in Book 2331, page 44, Register's Office for said County, as follows:

**BEGINNING** at a point on the southerly margin of Twin Lawn Drive, at the corner of Lots 766 and 767, thence with said drive, in an easterly direction along a slight curve, 120 feet to a monument, thence around a curve in a southerly direction, 31.42 feet to a monument, in the northwesterly margin of Allen Road; thence along the margin of said road, in a southwesterly direction 117.59 feet to the corner of Lots Nos. 767 and 768; thence along the dividing line of said lots, westerly 101 feet to the corner of Lots 766 and 767, thence along the line of said lots, northerly 127.8 feet to the beginning.

**BEING** the same property conveyed to Mae English Potts, by deed from Lacon Hubert Carlock, III and wife, as of record in Book 4340, Page 197, said Register's Office.

**BEING** the same property conveyed to Earl O. Coles and wife, Mary F. Coles, deceased, by deed from Mae English Potts, as of record in Book 4648, Page 164, said Register's Office for Davidson County, Tennessee.

**BEING** the same property conveyed to H. D. Estes, by deed from Earl O. Coles, by and through his power-of-attorney, Peggie Estes, as of record in Book 9543, Page 264, said Register's Office for Davidson County, Tennessee.

58591

IDENTIF. & REFERENCE

95 MAY -8 PM 12:09

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

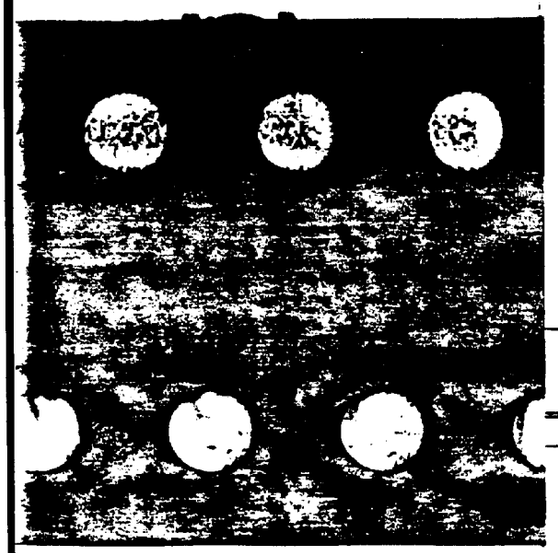
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3573 05/03 2:01 DEBBIE 202.44

**OFFICIAL RECEIPT**

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

~~9666~~ pg 457

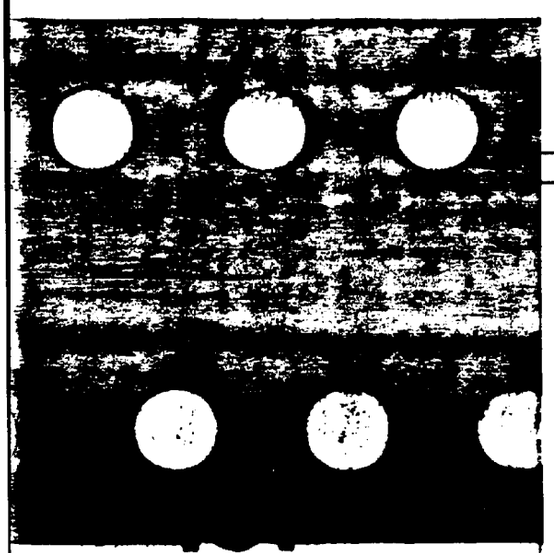


RECEIVED OF _____

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 |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 51200.00 |
| CON TX | 189.44 |
| PRFEE | 1.00 |
| [illegible] | 12.00 |
| TOTAL | 202.44 |
| CHECK | 202.44 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/95 01 12:10 0001 8593

58591
IDENTIF. ↑ REFERENCE

95 MAY -8 PM 12:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 907997