WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 9757 PG 223
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 95

Notary Public J. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP RANDALL JONES	SAME	101-0-33
(NAME)	(NAME)	
6673 RIVER VIEW DRIVE		08D-29150
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, EWING W. BASS AND WIFE, JANE ANNE BASS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP RANDALL JONES, UNMARRIED

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:

Two Tracts or parcels of land in Davidson County, Tennessee, 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, said Register's Office; 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 degrees 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 73 1/2 degrees West 100 feet to the beginning.

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, said Register's Office, 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.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6673 RIVER VIEW DRIVE, NASHVILLE, TN 37209
(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 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 8th day of August 19 95

EWING W. BASS

JANE ANNE BASS

BOOK 9757 PG 224

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 EWING W. BASS AND WIFE, JANE ANNE BASS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the *within instrument* for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of August 19 95

Commission expires July 26, 1997

Notary Public I. DYKE TATUM

STATE OF TENNESSEE
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

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, said Register's Office; 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 degrees East 100 feet, more or less, to the center of Overall Creek; thence with the center of said creek, South 7 degrees East 275 feet to the northerly margin of said 40 foot private road; thence with said road, North 73 1/2 degrees West 206 feet to the beginning.

BEING the same property conveyed to Ewing W. Bass by deed from Ewing J. Bass of record in Book 6319, page 818, Register's Office for Davidson County, Tennessee.

TOGETHER with the easement for ingress and egress provided for in Deed of record in Deed Book 6319, page 818, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

00087618
IDENTIF. ↗ REFERENCE

95 AUG -9 AM 11:06

REGISTER
DAVIDSON COUNTY, TN.

0445 08/09/95 10:01 03CHECK 679.00

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

RECEIVED OF _____

FOR _____

BOOK 9757 PG 226

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 180000.00 CON TX 666.00 PRFEE 1.00 WDEED 12.00 TOTAL 679.00 CHECK 679.00	
08/09/95	01	11:06 0001	0445	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087618
IDENTIF. & REFERENCE

95 AUG -9 AM 11:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 939457