[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Robert G. Bass	[Premier Bank of Brentwood	]
[205 Lewisburg Avenue	[119 Franklin Rd.	[Map 105-10]
[Franklin, TN 37064	[Brentwood, TN 37215	[Parcels 326; 328]
[	[	[ ]
[	[	[ ]
[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-08-7094/5		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, J. Carl Vance, a widower, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Robert G. Bass and Charles DeBray (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

Being Lot No. 1 on the Plan of Edgehill Estates, Section 9, as of record in Book 4470, page 47, Register's Office for said County.

Beginning at a monument in the southerly margin of Benton Lindell Connector at the northwest corner of the lot herein described; thence with the margin of said Connector easterly 3.52 feet to a point in the beginning of a curve; thence along said curve, 59.65 feet to an iron pin; thence South 62 degrees East 59.66 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 28.19 feet to an iron pin in the westerly margin of an alley; thence with said alley, South 45 degrees 21' West, 46.51 feet to an iron pin in the beginning of a curve; thence with the margin of same South 39.93 feet to an iron pin; thence South 7 degrees 13' West, 51.19 feet to an iron in the southerly margin of an alley; thence with the same, North 82 degrees 47' West, 82.46 feet to a point; thence North 7 degrees 08' East, 180.01 feet to the point of beginning.

Being the same property conveyed to J. Carl Vance and wife, Kathryn L. Vance by Warranty Deed from The Nashville Housing Authority, of record in Book 4536, page 852, Register's Office for Davidson County, Tennessee.

Tract 2:

Being the northwest part of Block 16 on the Map of Yarbrough's Subdivision of Woodland, as of record in Book 57, page 148, Register's Office for said County.

Said part of said Block 16 fronts 100 feet on the southerly side of Benton Avenue, and runs back between parallel lines, along the easterly margin of White Avenue 105 feet to a dead line.

Being the same property conveyed to J. Carl Vance and wife, Kathryn L. Vance by Warranty Deed from Sadie B. Corish of record in Book 4205, page 354, Register's Office for Davidson County, Tennessee.

The said Kathryn L. Vance has since died on February 5, 1989, and upon her death, title was vested in J. Carl Vance as the sole surviving tenant by the entirety. The last Will and Testament of Kathryn L. Vance was filed in Probate Court of Davidson County, Tennessee, Docket No. 92266.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record as described as follows:

1. Plat of record in Plat Book 4470, page 47 and Book 161, page 87, Register's Office for Davidson County, Tennessee (Tract 1);
2. Plat of record in Plat Book 57, page 148, Register's Office for Davidson County, Tennessee (Tract 2);
3. Restrictive covenants contained of record in Book 4220, page 723, and Book 4536, page 852, Register's Office for Davidson County, Tennessee (Tract 1);
4. Urban Renewal Plan of record in Book 4220, page 723, Register's Office for Davidson County, Tennessee (Tract 1);
5. 15' utility easement extends along the southerly margin of said Lot No. 1, of record in Plat Book 4470, page 47, Register's Office for Davidson County, Tennessee (Tract 1);
6. Reference of utility easement and minimum building set back line on map attached to Book 4536, page 852, Register's Office for Davidson County, Tennessee (Tract 1).

This is improved property commonly known as 733 Benton Avenue, Nashville, TN 37204 (Tract 2) and 725 Benton Avenue, Nashville, TN 37204 (Tract 1).

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

J. Carl Vance
Affiant

Subscribed and sworn to before me this 23rd **day of** October, **1998.**

Notary Public

My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of October, 1998.

J. Carl Vance
J. Carl Vance

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 **J. Carl Vance**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, **Tennessee, this** 23rd **day of** October, **1998.**

NOTARY PUBLIC

My Commission Expires: 11-24-2001

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

98 OCT 28 PM 1:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
510-50 03CHECK 10/28/98 15:52

0504903
IDENTIF. & REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11173 PAGE 837

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 510.50
CHECK 510.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/28/98 17:50:01 8862

0504903
IDENTIF. ↑ REFERENCE

98 OCT 28 PM 1:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364037