Instr:200007120068837 Page: 1 OF 1
REC'D FOR REC 07/12/2000 8:45:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $262.70

This Instrument Prepared By:

Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:

Rudy Title & Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

Address of New Owner:
Bob Bass
204 Lewisburg Avenue
Franklin, TN 37064

Send Tax Bills To:
Owner

Map/Parcel Nos.:
92-12-65

For good and valuable consideration received, Peggy D. Mathes, Adminstratrix of the Estate of Emmerson Frank Majors, by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 99P-248, unto the Grantees, Bob Bass and Charles Debray, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belong to Emmerson Frank Majors, Deceased, described as follows:

Being Lot No. 3 on the Plan of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 332, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 77.00 feet on the southerly side of Caldwell Avenue and runs back on the westerly side with the easterly margin of an alley, 158.50 feet, more or less, and 157.00 feet on the easterly side, to Thornton Avenue, and shows 29.70 feet on said Avenue.

Being the same property conveyed to Emmerson Frank Majors by Quitclaim Deed from Janie M. Majors as of record in Book 6457, Page 262, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Emmerson Frank Majors and wife, Janie M. Majors by deed from Noah Stinnett and wife, Evangeline Stinnett of record in Book 4058, Page 161, Register's Office for Davidson County, Tennessee. Emmerson Frank Majors having since died.

This is improved property known as 1105 Caldwell Avenue, Nashville, Tennessee 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of Emmerson Frank Majors, its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of ~~June~~ July, 2000.

Peggy D. Mathes
PEGGY D. MATHES, ADMINISTRATRIX

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of June, 2000, before me personally appeared, Peggy D. Mathes, Administratrix of the Estate of Emmerson Frank Majors, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the Estate of Emmerson Frank Majors, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

My Commission Expires MAR. 23, 2002

Witness my hand and official seal, at the office, this 10th day of ~~June~~ July, 2000.

Laura Gleaves
NOTARY PUBLIC

My Commission Expires: 3/23/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $71,000.00.

Peggy D. Mathes Adm.
AFFIANT

Sworn and subscribed before me, this 10th day of ~~June~~ July, 2000.

Laura Gleaves
NOTARY PUBLIC

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commisison Expires MAR. 23, 2002