Davidson County DEEDWARR
Recvd: 03/01/02 10:09 3pgs
Fees:18.00 Taxes:814.00
20020301-0026028

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2002.

Notary Public

My Commission Expires: 1/29/03

Address New Owner As Follows:
HR Properties of Tennessee, LLC
1605 Tynewood Blvd.
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
138-08-0-128.00
7DA 44810

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORACE H. BASS AND WIFE, TERESA BASS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Larkway Gardens, of record in Book 2133, page 6, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 128 feet on the south side of Trimble Road and runs back 329.8 feet on the east line and 311.8 feet on the west line to a broken line of 3 segments at the rear measuring 141.9 feet total thereon.
>
> Being the same property conveyed to Horace H. Bass and wife, Teresa Bass, by deed from Elizabeth S. Hicks, a widow, of record in Book 6671, page 731, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, page 6, Register's Office for said County.

3. Agreement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4306, page 296, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in instrument of record in Book 2046, page 410, and at Book 2105, page 592, Register's Office for said County.

This is improved property known as 3625 Trimble Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2002.

Horace H. Bass

Teresa Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HORACE H. BASS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2002.

Notary Public

My Commission Expires: 5-17-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERESA BASS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2002.

Notary Public

My Commission Expires: 5-14-03