Davidson County DEEDWARR
Recvd: 05/28/02 13:30 3pgs
Fees:18.00 Taxes:592.00
20020528-0064313

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26b

Bob Bass and Charles DeBray	New Owner	Map 105-14
204 Lewisburg Avenue		Parcel 83
Franklin, TN 37064		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

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, **Charles Hendricks, Sr.** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bob Bass and Charles DeBray** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lots Nos. 2, 3 and 4 of Block No. 4 on the Plan of the Re-Subdivision of Blocks 1 to 8 inclusive, in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's Office of said County, as follows:

Said Lot No. 2 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet to an alley.

Said Lot No. 3 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet, more or less, to an alley.

Said Lot No. 4 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Charles L. Hendricks, Sr. by Warranty Deed from A. J. Saucier of record in Book 11741, page 199, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as Map 105-14, Parcel 83, Eighth Avenue South, Nashville, Tennessee.

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

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2002.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____

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 herein above.

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 24th day of May, 2002.

Charles L. Hendricks, Sr.

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 **Charles Hendricks, Sr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of **May,** 2002.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Joseph V. Ferrelli
Notary Public

My Commission Expires:_____