Davidson County DEEDWARR
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Fees:13.00 Taxes:314.13
20030516-0067354

Instrument Prepared By:
File #: R02007
First National Financial Title Services, Inc., 1418 West Main Street, Suite B, Lebanon, TN 37087

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of April, 2003, by and between Wanda Sue Phillips McAleer and husband, James E. McAleer, parties of the first part, and Kimberly Bass and Dallas Bass, Wife and Husband parties of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said parties of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said parties of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 087.00-0-149.00, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Central Pike, being the present northeast corner of a tract of land conveyed to M. P. Sullivan, Jr., ex ux, as recorded in Book 4737, page 898, Register's Office for Davidson County, Tennessee, thence South 85 deg. 25 min. East 70 feet along the said southerly margin of Central Pike to an iron pin; thence South 1 deg. 17 min. West 325.7 feet to an iron pin; thence North 89 deg. 58 min. West 70 feet to an iron pin, said point being the southeast corner of the tract described on Book 4737, page 898, above referenced; thence North 1 deg. 17 min. East 330.0 feet to the point of beginning and containing 0.5 acres, more or less.

BEING the same property conveyed to Wanda Sue Phillips, unmarried, by Warranty Deed from Gary James Cox and wife, Gwendolyn D. Cox, dated 08/26/1992, recorded 08/31/1993, in Book 8714, Page 414, Davidson County, Tennessee Records.

Wanda Sue Phillips McAleer is joined by her husband James E. McAleer to convey his marrital interest.

Wanda Sue Phillips McAleer and Wanda S. McAleer are one in the same person.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Wanda Sue Phillips McAleer

James E. McAleer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Wanda Sue Phillips, /*McAleer and husband James E. McAleer ~~unmarried~~, the within named 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 by hand, at office, this 30th day of April, 2003.

Notary Public

My Commission Expires: 1-29-2005

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $84,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 30th day of April, 2003.

Notary Public

My Commission Expires: /

PROPERTY ADDRESS AND SEND TAX BILL TO:

~~NEW OWNERS~~

~~4340 Central Pike~~

~~Hermitage, TN 37076~~

Kimberly & Dallas Bass
4340 Central Pike
Hermitage, TN 37076

1st TRUST BANK FOR SAVINGS
P.O. Box 17257
Memphis, TN 38187-0257

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires OCT. 25, 2003