Box 13
# 8077

Davidson County DEEDWARR
Recvd: 06/02/04 14:31 2pgs
Fees:13.00 Taxes:462.50

20040602-0064695

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Paula Roscoe | Columbia National, Inc | Map 95.11 |
| 434 Adair Road | 216 Centerview Dr #102 | Parcel 67 |
| Nashville, TN 37214 | Brentwood, Tn. 37027 | |
| | | |

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, 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, **Bob Bass** , **and Charles DeBray,** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Paula Roscoe**, unmarried, (The "Grantee"), her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**BEING Lot No. 81 on the Map of Cloverdale, Section II, and Revision of Lots Nos. 21 and 22, Section I, as of record in Book 2133, page 58, Register's Office for said County.**

**Said Lot No. 81 fronts 89 feet on the westerly side of Adair Road and runs back between lines 206.6 feet on the northerly line and 144 feet on the southerly line to a dead line in the rear measuring 108.8 feet thereon.**

**Being the same property conveyed to Charles DeBray and Bob Bass, by Deed of record from Horace G. Agee, dated September 12, 2003, of record in Instrument Number 20030926-0142867, dated September 26, 2003, Register's Office for Davidson County, Tennessee.**

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

**The above described real property is improved and is not, nor ever was, marital property, nor is it subject to any homestead exemption of the spouses of the Grantors.**

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 2133, page 258.

This is improved property commonly known as 434 Adair Road, Nashville, Tennessee 37214.

Box 13
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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater, for this transfer is $125,000.00.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**Affiant**

**Subscribed and sworn to before me this** 26 **day of May, 2004.**

**Notary Public**

**My Commission Expires:** 5/28/04 My Commission Expires MAY 28, 2004

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of May, 2004.

CHARLES DeBRAY

BOB BASS

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared CHARLES DeBRAY and BOB BASS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 2004.

Notary Public

My Commission Expires:

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