Return To:
First National Financial Title
205 Powell Place, Ste. 227
Brentwood, TN 37027
#21951

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (EWB)
315 Deaderick Street, Suite 2700
Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 07/02/04 11:33 2pgs
Fees:13.00 Taxes:732.60
20040702-0079133

GENERAL WARRANTY DEED

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathryn Lucille Chancellor 4601 Dakota Avenue Nashville, TN 37209	Same	91-16-147.00

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARGARET R. BASS ("Grantor"), an unmarried person, has bargained and sold, and by these presents transfers and conveys unto KATHRYN LUCILLE CHANCELLOR, an unmarried person ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 504 and the westerly 35 feet of Lot No. 502 of Block No. 25 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, page 103, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 504 and the westerly part of Lot No. 502 front together 85 feet on the southerly side of Dakota Avenue, formerly Fourth Avenue, and run back between parallel lines, with the westerly margin of 46th Avenue North, formerly Fifth Street, as widened, 150 feet to an alley.

Being the same property conveyed to Margaret R. Bass by Deed from Alice Foster Byron of record as Instrument No. 20030226-0025440, Register's Office for Davidson County, Tennessee, dated February 17, 2003 and filed February 26, 2003.

This conveyance is subject to any and all existing easements and restrictions as shown of record and taxes for the current year, a lien but not yet due and payable.

This is improved property known as 4601 Dakota Avenue, Nashville, Tennessee 37209.

To have and to hold said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered, except as hereinabove set forth.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, except claims arising out of the matters set forth above.

Witness my hand this 30 day of June, 2004.

Grantor:

Margaret R. Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public, in and for the State and County aforesaid, **Margaret R. Bass**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of June, 2004.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $198,000.00.

Affiant

Sworn to and subscribed before me this 30 day of June, 2004.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

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