Davidson County DEEDWARR
Recvd: 09/01/04 11:25 2pgs
Fees:13.00 Taxes:598.07
20040901-0105776

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 161,640.24.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2004.

Notary Public: Johnna L. Smith
My Commission Expires: 09/22/07

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Melanie and Jason Bass 6753 Boundary Run Nashville, TN 37221	Melanie and Jason Bass 6753 Boundary Run Nashville, TN 37221	126-15-O-B-325-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Daniel McCarley and Jennifer McCarley, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melanie Bass and Jason Bass, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No: 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Daniel McCarley and Jennifer McCarley, husband and wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated June 20, 2003, recorded July 1, 2003, in Instrument Number 20030701-0090577, Register's Office in Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Instrument Number 20020116-0006343, Register's Office for Davidson County, Tennessee.

All Maters of Record in Chancery Book 1, Page 121, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of Record in Instrument Number 20020729-0090372, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Instrument Number 20001020-0104424, Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of in Book 11669, Page 837, Register's Office for Davidson County, Tennessee.

TVA Line Easement of Record in Book 4230, Page 987, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of Record in Book 7601, Page 404, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants of record in Instrument Number 200001018-0103445, Instrument Number 20010522-0052909, Instrument Number 20020219-0021061, Instrument Number 20020214-0019754, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **6753 Boundary Run, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30th day of August, 2004

Daniel McCarley

Jennifer McCarley

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Daniel McCarley and Jennifer McCarley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2004.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075