PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of **August, 2004, by and between RUBY C. WILSON, *EXECUTOR AND RUBY C. WILSON, UNMARRIED, hereinafter called Grantor, and BOB BASS, MARRIED AND CHARLES DEBRAY, MARRIED, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RUBY C. WILSON, *EXECUTOR AND RUBY C. WILSON, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto BOB BASS, MARRIED AND CHARLES DEBRAY, MARRIED, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 913-915 EAST TRINITY LANE, NASHVILLE, TENNESSEE 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

RUBY C. WILSON, EXECUTOR TRUSTEE
Signature of Seller

*TRUSTEE OF THE HERMON H. WILSON TRUST

RUBY C. WILSON
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/01/04 14:54 3pgs
Fees:18.00 Taxes:873.20

20040901-0105978

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RUBY C. WILSON, *EXECUTOR UNDER THE WILL OF HERMON H. WILSON, DECEASED, the within named bargainors, 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 my hand, at office, this **30th** day of August, 2004.

Ruby C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

*TRUSTEE OF THE HERMON H. WILSON TRUST
Name and Address of Property Owner:

BOB BASS and CHARLES DEBRAY
204 Lewisburg Ave
Franklin, Tn 37064

Property Address:

913-915 EAST TRINITY LANE
NASHVILLE, TENNESSEE 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-5, PARCEL 28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$236000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Bob Bass
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **August, 2004.**

Ruby C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7440

EXHIBIT 'A'

TRACT I: Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being the westerly 40 feet on the easterly 230 feet of Block "B" on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and described as follows:

Beginning at a point on the north margin of Trinity Lane, at the southwest corner of the property conveyed to Dallas E. Arrington and wife, by deed of record in Book 2100, page 128, said Register's Office; thence along Arrington's westerly line northerly 180 feet to a southerly margin of a 20 foot alley; thence, with the margin of said alley westerly 40 feet to a point; thence southerly 180 feet to the northerly margin of Trinity Lane; thence with the margin of said lane, easterly 40 feet to the beginning.

TRACT II: Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being a part of Block "B" on the plan of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Trinity Lane 79.57 feet east of a concrete monument at the beginning of a curve leading into Rothway Drive; thence easterly along Trinity Lane 30 feet; thence North 180 feet to the south margin of a 20 foot alley; thence westerly with the alley 30 feet to a point; thence southerly 180 feet to the beginning.

TRACT III: Land in th3 12th, formerly 17th, Civil District of Davidson County, Tennessee, being the westerly 60 feet of the easterly 190 feet of Block "B" on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Trinity Lane, at the southwest corner of the property conveyed to Winton L. Thompson and wife, by deed from George F. Roth and wife, of record in Book 1881, page 95, said Register's Office; said point being 155 feet west of the center line of Ambrose Avenue, thence with Thompson's westerly line north 180 feet to the southerly margin of an alley; thence with said alley westerly 60 feet to a point; thence southerly 180 feet to the north margin of Trinity Lane; thence with the margin of same easterly 60 feet to the beginning.

Included in the above tracts, but specifically excluded from this conveyance, is any property transferred to the State of Tennessee by condemnation as set forth in the documents of record in Book 4244, page 947 and page 950, said Register's Office.

Being a portion of the same property conveyed to HERMON H. WILSON AND RUBY C. WILSON, AS TENANTS IN COMMON, by Quitclaim Deed from HERMON H. WILSON AND WIFE, RUBY C. WILSON, of record in Book 10273, page 96, Register's Office for DAVIDSON County, Tennessee, the said Hermon H. Wilson having since died on October 13, 2002 and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 04P-1111, and filed in Will Instrument No. 5653/1555703, his one-half undivided interest in and to said property was devised and bequeathed unto the Hermon H. Wilson Trust under said Will.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-5, PARCEL 28). 2003 real property taxes are PAID in the amount of 3046.62.

2. All matters as set forth on the Plan of Section One, Rothwood, of record in Plat Book 21, page 141, said Register's Office, including of Section One, Rothwood, any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Slope Easements to the State of Tennessee, per judgement of record in Book 4244, page 947, Register's Office for Davidson County, Tennessee.