This instrument prepared by:
Brenda Lehman
an employee of First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **0001562644**

Davidson County DEEDWARR
Recvd: 11/03/04 11:00 3pgs
Fees:18.00 Taxes:129.50
20041103-0132345

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 27TH **day of** OCTOBER, **2004,** by and between **Wells Fargo Bank Minnesota, National Association, FKA Norwest Bank Minnesota, National Association, as Trustee, without recourse,** parties of the first part, and **Bob Bass,** party of the second part,

WITNESSETH: This 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, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

TRACT I

LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN HIGHWAY MONUMENT AT THE INTERSECTION OF OLD GLENROSE AVENUE AND DODGE DRIVE, SAID POINT IN THE NORTHERN MARGIN OF OLD GLENROSE AVENUE: THENCE WITH SAID ROADWAY MARGIN, N. 55-09-55 W 79.53 FEET TO AN IRON PIN AT AN EXISTING FENCE POST; THENCE LEAVING SAID MARGIN, N. 17-13-56 E. 309.49 FEET TO AN IRON PIN AT AN EXISTING FENCE POST; THENCE S. 87-27-36 E. 80.11 FEET TO AN IRON AT AN EXISTING FENCE POST IN THE MARGIN OF DODGE DRIVE; THENCE WITH THE MARGIN OF DODGE DRIVE, S. 14-28-04 W. 340.33 FEET TO A HIGHWAY MONUMENT; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 20 FEET, LENGTH 24.306 FEET, TO THE POINT OF BEGINNING, AS SURVEYED BY DONALD R. CARVER, RLS NO. 217, DATED 10/22/87.

Being the same property conveyed to Wells Wells Fargo Bank Minnesota, National Association, FKA Norwest Bank Minnesota, National Association, as Trustee, without recourse by Priority Trustee Services of TN, L.L.C. as Substitute Trustee by Substitute Trustee's Deed dated July 22, 2004 and recorded September 8, 2004 in Instrument No. 20040908-0108091 in the Register's Office of Davidson County, TN.

This conveyance is made subject to:

592396

1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **119-07-0 002.00**

X Improved OR

Unimproved property located at: **710 Old Glenrose, Nashville, Tennessee 37210**

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

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part of the day and year first above written.

Wells Fargo Bank Minnesota, National Association, FKA Norwest Bank Minnesota, National Association, as Trustee, without recourse

Shantez Butler

By: Shantez Butler, Option One Mortgage Corp, as Attorney in fact, Assistant Secretary

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Owner's Name: **Bob Bass**

and Address: **710 Old Glenrose**
Nashville, TN 37210

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Bob Bass & Charles Debray
204 Lewisburg Pike
Franklin, TN 37064

State of Florida

County of DUVAL

Before me, **the undersigned authority, notary public** in and for said State and County, personally appeared **Shantez Butler** who upon oath acknowledged him/herself to be **Assistant Secretary** of **Option One** a California corporation, which is the attorney-in-fact for Wells Fargo Bank Minnesota, National Association, the within named bargainor, and that he/she as such **Assistant Secretary** being authorized to do so, executed the foregoing instrument in behalf of Wells Fargo Bank Minnesota, National Association as the Assistant Secretary of Option One, its attorney-in-fact, and declared that he/she in his/her capacity as **Assistant Secretary** of Otpion One, executed the same as the free act and deed of Wells Fargo Bank, Minnesota.

Witness my hand and Seal this 27th **day of** October, **2004.**

Notary Public

LUANNE BECKER
Notary Public - State of Florida
My Commission Expires Aug 9, 2006
Commission # DD 107815
Bonded Thru National Notary Assn.

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$35,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st **day of** November, **2004.**

Notary Public

My Commission Expires: 3/10/07