Davidson County DEEDWARR
Recvd: 04/07/05 14:00 2 pgs
Fees:13.00 Taxes:1589.15
20050407-0038423

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Dr. Ralph I. Bass and wife, Juarezetta Bass	GMAC Mortgage Corp.	131-06-0-C-052.00 CO
5210 Whites Creek Pike	100 Witmer Rd.	
Whites Creek, TN 37189	Horsham, PA 19044-0963	

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, **Suzanne McGehee, Trustee under Article III of the Last Will and Testament of Guy E. Bates, Sr. of record in Docket No. 00P-1757, Seventh Circuit Court for Davidson County, Tennessee, Probate Division,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dr. Ralph I. Bass and wife, Juarezetta Bass,** (The "Grantees"), their 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 a tract of land lying in the old 14th Civil District of Davidson County, Tennessee, described according to an unrecorded plot survey made by Howard Greer in April, 1965 as follows:

Beginning at a point in the center of Whites Creek Pike and Bear Hollow Road; thence North 77 deg. East 799 ft. to a point in the center line of Bear Hollow Road; thence South 89 deg. 45 min. East 150 ft. to a point; thence South 3 deg. East to the northerly edge of Bear Hollow Road to an iron pin; thence North 70 deg. West 100 ft. to an iron pin; thence North 4 deg. 30 min. West 382 ft. to a white oak; thence South 80 deg. 45 min. West to a pile rock; thence North 23 deg. 15 min. West 250 ft. to a point, the Southeast corner or the land heretofore conveyed to J. C. Stanfield by deed of record in Book 3102, page 623, R.O.D.C., Tennessee; thence along the Southerly line of the J. C. Stanfield 15 acre tract South 88 deg. West 872 ft. to a point; thence South 22 deg. East 200 ft. to a point; thence North 49 deg. 55 min. East 188 ft. to a point in the center line of Whites Creek Pike; thence South 20 deg. 15 min. East 193 ft. to a point in the center line of Whites Creek Pike; thence South 29 deg. East 334 ft. to the point of beginning.

Being the same property conveyed to Suzanne McGehee, Trustee under Article III of the Last Will and Testament of Guy E. Bates, Sr. of record in Docket No. 00P-1757, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, by deed of record as Instrument No. 20020429-0052409, said Register's Office.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2005 and subsequent years.
2. Right of Way Agreement of record in Book 1298, page 675, said Register's Office.
3. Easement for the flow of the waters of the Whites Creek and the rights of the public therein.
4. Rights of upper and lower riparian owners to the flow of the water of Whites Creek, free from diminution or pollution.
5. General Permit of record in Book 756, page 138, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7536, page 26, said Regiister's Office.
7. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8216, page 950, said Register's Office.

This is improved property commonly known as 5210 Whites Creek Pike, Whites Creek, Tennessee 37189.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $429,500.00.

Susan O. Bates
Affiant

Subscribed and sworn to before me this 31ST day of March, 2005.

Joseph V. Ferrelli
Notary Public

My Commission Expires:_____

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind herself, herr heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31ST day of March, 2005.

Suzanne McGehee, Trustee
SUZANNE McGEHEE, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Suzanne McGehee, Trustee under Article III of the Last Will and Testament of Guy E. Bates, Sr. of record in Docket No. 00P-1757, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of March, 2005

Joseph V. Ferrelli
Notary Public

My Commission Expires:_____