Davidson County DEEDWARR
Recvd: 04/26/05 13:53 2 pgs
Fees:13.00 Taxes:980.50

20050426-0046492

NOTARY PUBLIC AT LARGE
SUSAN FRENSLEY NEWTON
DAVIDSON CO., TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$265,000.00
|X Dawn Austin
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|22nd DAY OF April, 2005.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Couch Dawn Austin 2041 Nora Lane Hermitage, TN 37076	First Horizon Home Loans 5775-E Glenridge Dr. Ste 100 Atlanta, GA 30328	Map 85-04 Parcel 13 & 14

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Harry D. Bass

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jerry Couch, unmarried, and Dawn Austin, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3842, Page 78, and Book 2900, Page 139, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4480, Page 656, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for water mains granted to Metro Government of record in Instrument Number 20030808-0113198, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2041 Nora Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 22nd day of April, 2005.

Harry D. Bass
Harry D. Bass

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Harry D. Bass, with whom I am personally acquainted, (or who 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, at office, this 22nd day of April, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

NOTARY PUBLIC AT LARGE
SUSAN FRENSLEY NEWTON
DAVIDSON CO., TENN.

EXHIBIT "A" - LEGAL DESCRIPTION

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30, ON THE PLAN OF RE-SUB. STONE RIVER ESTATES, SECTION 1, OF RECORD IN BOOK 3842, PAGE 78, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 30 FRONTS 139.28 FEET ON THE SOUTHERLY SIDE OF NORA LANE AND EXTENDS BACK 230 FEET ON THE EASTERLY LINE AND 246 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 130.35 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HARRY D. BASS BY DEED FROM R. L. FREEMAN AND J. R. FREEMAN, A PARTNERSHIP, DATED FEBRUARY 16, 1971, AND OF RECORD IN BOOK 4480, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, (FOURTH CIVIL DISTRICT) DESCRIBED ACCORDING TO A SURVEY MADE BY CUMMINGS AND CUMMINGS, DATED JANUARY 9, 1971, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT NO. 30, ON THE RE-SUBDIVISION OF STONES RIVER ESTATES, SECTION I, AS OF RECORD IN BOOK 3842, PAGE 78, SAID REGISTER'S OFFICE; THENCE SOUTH 65° 52' WEST 154.03 FEET; THENCE NORTH 8° 13' EAST 90 FEET; THENCE SOUTH 78° 27' EAST 130.35 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HARRY D. BASS BY DEED FROM R. L. FREEMAN, TRUSTEE, DATED FEBRUARY 16, 1971, AND OF RECORD IN BOOK 4480, PAGE 656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3: A TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ADJOINING THE SOUTHERLY BOUNDARY OF THE BAS PROPERTY AND BEING DESCRIBED ACCORDING TO SURVEY BY JOHN B. RAINEY, SURVEYOR #823, DATED SEPTEMBER 16, 1977, AND KNOWN AS JOB NO. 77-303 AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF A LOT OWNED BY ROBERT E. BAKER; THENCE LEAVING BAKER'S LINE AND WITH A FENCE S 65° 52' W 154.03 FEET TO AN IRON PIN; THENCE LEAVINGS SAID FENCE S 5° 47' 30" E 93.45 FEET TO AN IRON PIN; THENCE N 89° 37' 30" W 85.96 FEET TO AN IRON PIN IN THE LINE OF THE LAND OWNED BY DONELSON PARK CLUB; THENCE WITH SAID DONELSON PARK CLUB'S EASTERLY BORDER LINE S 0° 48' 13" W 17.17 FEET TO AN IRON PIN; THENCE LEAVING SAID DONELSON PARK'S LINE S 89° 37' 30" E 235.04 FEET TO AN IRON PIN; THENCE N 5° 47' 30" W 175.39 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HARRY D. BASS AND WIFE, MARIE H. BASS BY DEED FROM ROBERT E. BAKER AND WIFE, ANNE S. BAKER, DATED SEPTEMBER 27, 1977, AND OF RECORD IN BOOK 5203, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARIE H. BASS HAVING SINCE DIED.

TRACT 4: LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY CUMMINGS AND CUMMINGS DATED JANUARY 9, 1974, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY BOUNDARY OF STONES RIVER ESTATES, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE S 48° 19' EAST 171.42 FEET TO THE SOUTHWEST CORNER OF LOT NO. 29; THENCE S 78° 27' EAST 130.55 FEET; THENCE S 8° 13' WEST 90 FEET; THENCE S 38° 28' WEST 120.99 FEET; THENCE N 85° 51' WEST 100 FEET; THENCE N 12° 07' WEST 323.96 FEET TO THE BEGINNING.

TRACT 5: A TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ADJOINING THE SOUTHEAST CORNER OF THE BELOTE PROPERTY AND BEING DESCRIBED ACCORDING TO A SURVEY BY JOHN B. RAINEY, SURVEYOR #823, DATED SEPTEMBER 16, 1977, AND KNOWN AS JOB NO. 77-101 AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH A FENCE S 39° 37' 43" WEST 119.98 FEET TO AN IRON PIN, SAID IRON PIN BEING IN THE EASTERLY BOUNDARY OF A TRACT OF LAND OWNED BY DONELSON PARK CLUB; THENCE LEAVING SAID DONELSON PARK CLUB'S LINE, S 89° 37' 30" EAST 85.96 FEET TO AN IRON PIN; THENCE NORTH 5° 45' 30" WEST 93.45 FEET TO THE POINT OF BEGINNING.

TRACTS 4 & 5 BEING PART OF THE SAME PROPERTY CONVEYED TO HARRY D. BASS AND WIFE, MARIE BASS BY DEED FROM MARTHA EVANS SPRINKLE AND HUSBAND, OTTO H. SPRINKLE, DATED SEPTEMBER 1, 1988, AND OF RECORD IN BOOK 7648, PAGE 568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARIE BASS HAVING SINCE DIED.