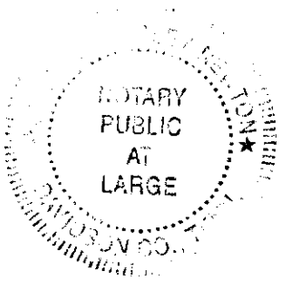
Davidson County DEEDWARR
Recvd: 05/06/05 09:07 2 pgs
Fees:13.00 Taxes:440.30

20050506-0051110



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2005.

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
Christopher J. & Juliana Harper-Bastin 6922 Gower Road Nashville, TN 37209	Franklin American Mtg. 501 Corporate Centre Dr. Franklin, TN 37067	Map 114-00 Parcel 22

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,

Mary R. Hoover, widow
by and through David Barry Hoover Attorney-in-Fact

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

Christopher J. Bastin, and wife, Juliana Harper-Bastin

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:

TRACT I: LAND IN THE 8TH, FORMERLY 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 6 ON THE PLAN OF THE SUBDIVISION OF THE REAL ESTATE OF WILLIAM COOPER, DECEASED, OF RECORD IN BOOK H, PAGE 487, COUNTY COURT FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF GOWER ROAD AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DAVE T. STINSON, AND WIFE, BY DEED FROM AUBREY H. JOHNSON ET AL, OF RECORD IN BOOK 1854, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY,; THENCE WITH THE CENTER OF SAID ROAD, N. 3° E. 135 FEET; THENCE WESTWARDLY 439 FEET, MORE OR LESS, TO A POINT IN THE WEST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THE DEED OF RECORD IN BOOK 2902, PAGE 152; THENCE WITH THE WESTERLY LINE OF SAID PROPERTY, SOUTHWESTWARDLY 157 FEET TO A POINT IN THE NORTHERLY LINE OF THE STINSON PROPERTY, THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN THE DEED OF RECORD IN BOOK 2902, PAGE 152; THENCE ALONG THE NORTHERLY LINE OF THE STINSON PROPERTY, EASTWARDLY 500 FEET TO THE BEGINNING.

TRACT 2: LAND IN THE EIGHTH, FORMERLY 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 6 ON THE PLAN OF THE SUBDIVISION OF THE REAL ESTATE OF WILLIAM COOPER DECEASED, AS OF RECORD IN MINUTE BOOK H, PAGE 487, COUNTY COURT FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF GOWER ROAD, NORTH 3° EAST 135 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DAVE L. STINSON AND WIFE, BY DEED FROM AUBREY H. JOHNSON ET AL, OF RECORD IN BOOK 1854, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO MERWIN L. FRIZZELL AND WIFE, BY DEED FROM JACK D. MYATT AND WIFE, OF RECORD IN BOOK 3073, PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY; THENCE WESTERLY ALONG FRIZZELL'S SOUTHERLY LINE 226 FEET TO A POINT; THENCE NORTH 8 FEET TO A POINT; THENCE EASTERLY AND PARALLEL WITH FRIZZELL'S SOUTHERLY LINE 226 FEET TO A POINT IN THE CENTER OF GOWER ROAD; THENCE WITH SAME, SOUTHERLY 8 FEET TO THE POINT OF **BEGINNING.**

BEING THE SAME PROPERTY CONVEYED TO JAMES E. HOOVER AND WIFE, MARY R. HOOVER BY DEED FROM JACK D. MYATT AND WIFE, IMOGENE MYATT, DATED FEBRUARY 27, 1963, AND OF RECORD IN BOOK 3507, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES E. HOOVER IS NOW DECEASED.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to easement for public utilities to Harpeth Valley Utilities in Book 8626, Page 874, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for well access to Merwin Frizzell in Book 3073, Page 585, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 6922 Gower Road, Nashville, TN 37209
(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 2nd day of May, 2005.

Mary R. Hoover BY David Barry Hoover ATTY. IN FACT

Mary R. Hoover by David Barry Hoover, Atty in Fact POE#H160-162-59-2660

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Barry Hoover, Attorney-in-Fact for Mary R. Hoover , the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Mary R. Hoover for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of May, 2005

Karen P. Murray
NOTARY PUBLIC

My Commission Expires: April 6, 2006

KAREN P. MURRAY MY COMMISSION EXPIRES April 6, 2006 #DD 076997 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

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