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

Davidson County DEEDWARR
Recvd: 06/10/05 09:52 3 pg:
Fees:18.00 Taxes:621.60
20050610-0066542

File No.: **2120-819292**

WARRANTY DEED

THIS INDENTURE, made and entered into this June 8, 2005, by and between **Mary Shannon Cragg, unmarried,** parties of the first part, and Heather M. Bassett and spouse, William T. Wolfle, 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:

Being Lot No. 58, ABBAY HALL SUBDIVISION, SECTION 1, as shown on plat of record in Plat Book 2331, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Shannon Cragg, an unmarried person by Warranty Deed from Witty Joint Revocable Living Trust Agreement U/A/D 4/12/2000, recorded the 4th day of September, 2003 in Instrument Number 20030904-0128774, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **133-13-106**

X Improved OR

Unimproved property located at: **525 Inwood Dr., Nashville, Tennessee 37211**

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.

Mary Shannon Cragg

Mary Shannon Cragg

STATE OF TN.

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mary Shannon Cragg** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this 5-11-2005.

Cynthia Lea Durham

Notary Public

My Commission Expires: 1-26-2008

CYNTHIA L. DURHAM NOTARY PUBLIC AT LARGE EXPIRES 1-26-2008 DAVIDSON COUNTY TENNESSEE

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Owner's Name: Heather M. Bassett

and Address: **525 Inwood Dr.**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bank of America, N.A.
900 West Trade St.
Charlotte, NC 28255

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 $168,000.00 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 MAY 11th 2005

Notary Public

My Commission Expires: 1-26-2008

CYNTHIA L. DURHAM
NOTARY PUBLIC AT LARGE
EXPIRES 1-26-2008
DAVIDSON COUNTY TENNESSEE