WARRANTY DEED

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT THE COUNTY

Davidson County DEEDWARR
Recvd: 06/13/05 09:36 2 pgs
Fees:12.00 Taxes:0.00
20050613-0067043

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY GIPSON	GARY GIPSON	112-0-92
(NAME) TRACT #4 OLD CHARLOTTE PIKE	(NAME) 101 Colemont Court	
(ADDRESS) PEGRAM, TN 37143	(ADDRESS) Antioch, Tn. 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BONNIE SUE BASS, JOE EDMOND BASS, SUSAN GAYLE BERNARD JAMES WILLIAM BASS, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY GIPSON and MONA GIPSON, husband and wife**, 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:

A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY MADE BY PETTY & PETTY, DATED MAY 28, 1968, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OLD CHARLOTTE PIKE, SAID POINT BEING 527 FEET IN A SOUTHERLY DIRECTION ALONG THE EASTERLY MARGIN OF OLD CHARLOTTE PIKE FROM THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO J. DEDRICK STEVENS AND E. D. HILL, BY DEED FROM B.T. MILLER AND WIFE, NELL GORDIA MILLER, OF RECORD IN BOOK 4123, PAGE 349, SAID REGISTER'S OFFICE; THENCE SOUTH 75 DEG. 00' EAST A DISTANCE OF 785 FEET TO A POINT; THENCE SOUTH 2 DEG 46' WEST A DISTANCE OF 167 FEET TO A POINT; THENCE NORTH 74 DEG. 50' WEST A DISTANCE OF 827 FEET TO A POINT IN THE EASTERLY MARGIN OF OLD CHARLOTTE PIKE; THENCE ALONG THE EASTERLY MARGIN OF OLD CHARLOTTE PIKE, NORTH 16 DEG. 49' EAST A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING. SAID TRACT BEING DESIGNATED AS TRACT NO. 4 AND CONTAINING 3.0 ACRES.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. BASS, JR. BY WARRANTY DEED FROM JOE E. BASS AND WIFE JANICE M. BASS OF RECORD IN DEED BOOK 4777, PAGE 1 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES W. BASS HAS SINCE DIED AND IS SURVIVED BY HIS HEIRS AT LAW BEING HIS WIFE BONNIE SUE BASS AND CHILDREN JOE EDMOND BASS, SUSAN GAYLE BERNARD, AND JAMES WILLIAM BASS, III..

unimproved ☒

This is improved ☐ property, known as TRACT #4 OLD CHARLOTTE PIKE, PEGRAM, TN 37143
(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 this 8th day of June, 2004.

JOE EDMOND BASS

BONNIE SUE BASS

SUSAN GAYLE BERNARD

JAMES WILLIAM BASS, III.

Rec #: 117209 Instrument 68386
Rec'd: 10.00 MBk: X Pg 944
State: 107.30
Clerk: 1.00 Recorded
EDF: 2.00 6/15/2004 at 9:00 am
Total: 120.30 in Record Book
104 Pages 177-178

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared BONNIE SUE BASS, JOE EDMOND BASS, SUSAN GAYLE BERNARD, AND JAMES WILLIAM BASS, III. , with whom I am personally acquainted, and who, upon oath, acknowledged THEMSELVES to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

