Davidson County DEEDWARR
Recvd: 06/22/05 11:58 3 pgs
Fees:18.00 Taxes:51.80

20050622-0071526

WARRANTY DEED

G-ARC-05-00324

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Bass	New Owner (NAME)	
324 Verbena Drive (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211-3811 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	133-15-0 002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we OLD NATIONAL BANK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT G. BASS AND CHARLES DEBRAY, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 324 Verbena Drive, Nashville, Tennessee 37211-3811
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of June, 2005.

Old National Bank

BY: Rodney Crisp

ITS: Vice President

STATE OF ~~Tennessee~~ Indiana
COUNTY OF ~~Davidson~~ Vanderburgh

Personally appeared before me the undersigned a Notary Public for said County and State, Rodney Crick, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Vice President of Old National Bank, the within named bargainor, and that he as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Old National Bank.

Witness my hand and official seal at
Old National Bank
on this 14th day of June, 2005.

Rachael Hathaway
NOTARY PUBLIC

My Commission Expires: Nov. 9, 2011

RACHAEL HATHAWAY
Vanderburgh County
My Commission Expires
November 9, 2011

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF LOTS 48 AND 49, HIGHVIEW ACRES, OF RECORD IN PLAT BOOK 8250, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP 133-15 PARCEL 1.00

TRACT II:

PARCEL I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF HIGHVIEW ACRES SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, AND THE LAND LYING JUST TO THE REAR OF LOT 49, ALL OF WHICH IS DESCRIBED AS FOLLOWS:

STARTING AT A POINT AT THE NORTH END OF VERBENA DRIVE, IN AN NORTHERLY DIRECTION A DISTANCE OF 322.80 FEET TO A CORNER POST; THENCE WESTERLY A DISTANCE OF 385 FEET, MORE OR LESS, TO THE EASTERLY BANK IN A SOUTHERLY DIRECTION, A DISTANCE OF 319 FEET, MORE OR LESS, TO A POINT; THENCE EASTERLY A DISTANCE OF 477 FEET, MORE OR LESS, TO A POINT ON THE NORTH SIDE OF VERBENA DRIVE; THENCE ALONG A CURVE ON THE NORTHERLY SIDE OF VERBENA DRIVE, A DISTANCE OF 46.8 FEET, TO THE POINT OF ORIGIN.

PARCEL II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF HIGHVIEW ACRES AS OF RECORD IN BOOK 2331, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 48 FRONTS 55.6 FEET ON THE NORTHERLY SIDE OF VERBENA DRIVE AND RUNS BACK BETWEEN LINE 322.8 FEET ON THE WESTERLY SIDE AND 309.2 FEET ON THE EASTERLY SIDE TO A BROKEN LINE IN THE REAR MEASURING 385.8 FEET THEREON.

INCLUDED IN THE ABOVE PARCELS I AND II OF TRACT II, BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PART CONVEYED TO JERRY E. NEAL AND WIFE, LINDA F. NEAL BY DEED OF RECORD IN BOOK 5693, PAGE 544, SAID REGISTER'S OFFICE, ALSO EXCLUDED IS LOT 2 ON THE PLAN OF THE RESUBDIVISION OF LOTS 48 AND 49, HIGHVIEW ACRES, OF RECORD IN PLAT BOOK 8250, PAGE 526, SAID REGISTER'S OFFICE, SHOW AS TRACT I ABOVE.

MAP 133-15 PARCEL 2.00

BEING THE SAME PROPERTY CONVEYED TO OLD NATIONAL BANK BY SUBSTITUTE TRUSTEE'S DEED FROM KEVIN J. JONES, SUBSTITUTE TRUSTEE, RECORDED ON SEPTEMBER 15, 2004, IN INSTRUMENT NO. 20040915-0111156, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 8250, Page 526, said Register's Office; and c) any and all existing easements and restrictions as shown of record not mentioned herein.