Davidson County DEEDWARR
Recvd: 06/23/05 10:30 2 pg
Fees:13.00 Taxes:1295.00
20050623-0072135

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Clayton Partnership	SAME	Map 19-118.06-0
50 Music Row, Suite 903		Parcel 018.00
Nashville, TN 37203		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ralph Irving Bass and wife, Juarezetta Elena Bass** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Clayton Partnership,** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, being Units 2 and 3 of Lot 63-B, and Unit 1, Lot 64-B, on the Plan of Battlefield Estates, Section No. 1, as of record in Book 843, page 96 and 97, Register's office for said County.

Said Units 2 and 3 of Lot 63-B and Unit 1 of Lot 64-B , front together 75 feet on the southerly side of East Clayton Avenue and runs back between parallel lines 241 feet, more or less, to the northerly line of the Boyles and Gwinner Lots.

TRACT II: Land in Davidson County, Tennessee, being Unit 1 of 63-B on the Plan of Battlefield Estates, Section 1, as of record in Book 843, pages 96 and 97, Register's office for said County.

Said Unit 1 of Lot 63-B fronts 25 feet on the southerly side of East Clayton Avenue and runs back 238 feet, more or less, o the westerly line and 240.66 feet, more or less, on the easterly line to the northerly line of the Boyles Lot and measures 25 feet thereon.

TRACT III: Land in Davidson County, Tennessee, Being the easterly 71 feet of Lot No. 62-B on the Plan of Battlefield Estates, Section 1, of record in Book 843, pages 96 and 97, Register's Office for said County, as follows:

Said part of said lot fronts 71 feet on the southerly side of East Clayton Avenue and runs back 238.74 feet, more or less, on the westerly line and 240.18 feet on the easterly line to a dead line measuring 71 feet thereon.

Included in the above description, BUT EXPRESSLY EXCLUDED THEREFROM is the westerly 6 feet of the above described property conveyed to Icy Alexander, by deed from James N. Stansell and wife, Delores R. Stansell, of record in Book 5197, page 967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph Irving Bass and wife, Juarezetta Elena Bass, by deed from James N. Stansell and wife, Dolores R. Stansell, of record in Book 5197, page 969, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years constitute a lien, but are not yet due and payable.
2. The Plan of record in Book 843, page 96 and 97, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, setback lines and easements.
3. Sanitary Sewer and Storm Drainage easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3920, page 891, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 829 Clayton Avenue, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 21st day of JUNE, 2005.

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantorsa re lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21ST day of June, 2005.

RALPH IRVING BASS

~~JUAREZETTA~~ ELENA BASS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ralph Irving Bass and Juarezetta Elena Bass, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of June, 2005.

Notary Public

My Commission Expires: _____