Davidson County DEEDWARR
Recvd: 08/09/05 08:36 2 pgs
Fees:13.00 Taxes:166.50
20050809-0093841

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
D. Leniger, Trustee
KINGS LANE TRUST
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 59-13
PARCEL 157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Novella L. Bass and Tomi Katherine Bass, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D. Leniger, Trustee, the KINGS LANE TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 229, on the Plan of Haynes Park Subdivision, Section 3, of record in Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Novella L. Bass and Tomi Katherine Bass, sisters, by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8716, Page 729, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4707, Page 766, and such easements and setback lines of record in Plat Book 4460, Page 185, said Register's Office.
This conveyance subject to first mortgage of record INST: 20030801-0109275, said Register's Office.
Taxes for 2005 assumed by buyer.

This is improved property known as 3313 Kings Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. Leniger, Trustee, the KINGS LANE TRUST, its successors and assigns, forever; and we, Novella L. Bass and Tomi Katherine Bass, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of August, 2005.

Novella L. Bass

Novella L. Bass

Tomi Katherine Bass

Tomi Katherine Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Novella L. Bass and Tomi Katherine Bass, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 8th day of August, 2005.

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Toni Barrett
NOTARY PUBLIC

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for ~~this~~ transfer is $ 45,000.

AFFIANT

Subscribed and sworn to before me this 8th day of August, 2005.

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Toni Barrett
NOTARY PUBLIC
My Commission Expires: 5-24-08