23750

Davidson County DEEDWARR Recvd: 11/01/05 10:17 2 pgs Fees:13.00 Taxes:379.25 **20051101-0131748**	STATE OF Tennessee COUNTY OF Davidson 102500.00 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$107,500.00~~ Affiant Subscribed and sworn to before me, this 25th DAY OF October 2005. Notary Public MY COMMISSION EXPIRES 8/20/07 (AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

WARRANTY DEED

P-05-1229

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorna G. Young	Franklin American Mortgage Co.	
1229 Curry Road	(NAME) 501 Corporate Centre Drive	120-14-184
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH BASS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LORNA G. YOUNG, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 2nd, formerly the 5th, Civil District of said County, described as follows; Being in the center line of Currey Road at the northeast corner of the property conveyed to William Carroll Waggoner, Jr. by deed from Lucy Currey Smith and husband S.B. Smith of record in Book 1199, page 265, Register's Office for said County; thence with Waggoner's east line south 3 deg. 30' west 210 feet to an iron pin; thence eastwardly 105 feet; thence north 3 deg. 30' east 210 feet to the center line of Currey Road; thence with the center line of said Road westwardly 105 feet to the point of beginning. This legal description is the same as the previous deed of record.

Being the same property conveyed to Deborah Bass, unmarried, by deed from Patrick D. Akers and wife, Sheila M. Akers, dated October 8, 1998, of record in Book 11156, page 914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1229 Curry Road, Nashville, Tennessee 37217
(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/our hand(s) this 25th day of October, 2005.

Deborah Bass
by Pamela Daugherty
Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this the 25 day of October, 2005, before me personally appeared Pamela Marie Hastie, now known as, Pamela Daughery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Ann Bass, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded in Book 11156, page 914, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25 day of October, 2005.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

My Commission Expires

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800