ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
WILLIAM B. BASS AND
WALLACE G. CARTWRIGHT
2508 Blair Blvd
Nashville, TN 37212

MAP/PARCEL 071-12-0 215.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Davidson County DEEDWARR
Recvd: 12/01/05 09:49 3 pg
Fees:18.00 Taxes:175.75

20051201-0144278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($47,500.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **JIMMY S. CARMAN AND WIFE, PHYLLIS CARMAN** has this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM B. BASS AND WALLACE G. CARTWRIGHT**, as tenants in common, their heirs and assigns, the following described lot or parcel of land:

SITUATED in Davidson County, Tennessee, as follows:

BEING Lot No. 142 on the Plan of VICTORY HEIGHTS, as of record in Book 1130, page 97, Register's Office said County, described as follows:

Beginning on the southerly margin of Oneida Avenue at the corner of Lots Nos. 141 and 142 on said plan; thence with the line between said lots, southwardly 150 feet; thence westwardly 61.4 feet to the easterly margin of Montgomery Avenue; thence with same, northwardly 125 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.27 feet to a monument on the southerly margin of said Oneida Avenue; thence with same, eastwardly 36.4 feet to the beginning.

BEING the same property conveyed to Jimmy S. Carman and wife, Phyllis Carman by deed from Ora Crabtree Carman, dated January 13, 2003, and of record as Instrument Number 20030521-0069634, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2005 real estate taxes, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS our hands this the 23rd day of November, 2005.

JIMMY S. CARMAN

PHYLLIS CARMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY S. CARMAN AND WIFE, PHYLLIS CARMAN, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 23rd day of November, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/2008

LA[illegible] County, Texas
My Comm. Exp. 3-29-2008

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$47,5000.00,~~ 47,500.00 DV which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 23rd day of November, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/2008

LARGE
Notary Public
Sumner County, TN
My Comm. Exp. 3-29-2008