DOB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/05 10:39 3 pgs
Fees:18.00 Taxes:92.50
20051221-0152804

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

D. Jonelle Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 2005

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Mason	SAME	MAP 058-16
(NAME)	(NAME)	
3116 Rivers Edge Drive		PARCEL 029
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melvin W. Bess and wife, Clara Ruth Bess, Trustees U/A/D February 20, 1997 of the Bess Joint Revocable Living Trust Agreement

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Mason and Robert C. Grant

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 of Block CC on the Revised plan of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Beginning at the Southwesterly intersection of Cedar Circle and Meadow Road; thence Southwardly with the Westerly margin of Meadow Road, 84.6 feet to a point, the same being the common corner of Lot 13 and 14; thence Westwardly with the dividing line between Lots 13 and 14; 225 feet to a point; thence Northwardly 50 feet to a point; thence continuing Northwardly 193 feet to a point in the Southerly margin of Cedar Circle; thence Eastwardly with the Southerly margin of Cedar Circle, 197.9 feet to the beginning.

Being the same property conveyed to Melvin W. Bess and wife, Ruth B. Bess by Warranty Deed dated September 8, 1986, from Clara Marie Reese and Husband, Franklin Leonard Reese, of record in Book 6978, Page 82, Register's Office for Davidson County, Tennessee. And being further conveyed to Melvin W. Bess and wife, Clara Ruth Bess, Trustees U/A/D February 20, 1997 of the Bess Joint Revocable Living Trust Agreement by Quitclaim Deed from Melvin W. Bess and wife, Ruth B. Bess, of record in Book 10411, Page 770, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4064 Cedar Circle, Nashville, TN 37218
(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 our hand s this 16th day of December, 2005

Melvin W. Bess, Trustee
Clara Ruth Bess, Trustee

Melvin W. Bess, Individually
Clara Ruth Bess, Individually

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin W. Bess and wife, Clara Ruth Bess, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustee's of The Bess Joint Revocable Living Trust Agreement U/A/D February 20, 1997 and in their capacity as such Trustee's, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of December, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin W. Bess and wife, Clara Ruth Bess, the bargainor's 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 Goodlettsville, Tennessee, this the 16th day of December, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON