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Davidson County DEEDWARR
Recvd: 04/06/06 14:25 2 pgs
Fees:13.00 Taxes:1443.00

20060406-0039859

Realty Title
48-A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jack M. Bass Development, LLC	NEW OWNER	Map 117-2
704 CLEARVIEW DR.		Parcel 170
MASHVILLE, TN 37205		12517

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, 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, **Morris W. Werner, a widower,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jack M. Bass Development, LLC** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, near the city of Nashville, being Lot No. 12 of Block No. 3 on the plan of Hillsboro Highlands Subdivision, of record in Book 843, page 23, Register's Office for said County as follows:

Said Lot No. 12 fronts 80 feet on the easterly side of 23rd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Morris W. Werner and wife, Bette Werner by Warranty Deed from Harvey C. Couch, III and wife, Theresa K. Couch of record in Record Book 3854, page 953, Register's Office Davidson County, Tennessee. The said Bette Werner has since died on August 15, 2005, and upon her death, title was vested in Morris W. Werner as the sole surviving tenant by entirety

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

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters shown on the Plan of record in Plat Book 843, page 23, Register's Office.

This is improved property commonly known as 3014 23rd Avenue South, Nashville, TN 37215

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

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, their his heirs and assigns, forever.

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

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of March, 2006.

Morris W. Werner

BY: Morris Werner by Roger K. Smith attorney in fact

Roger K. Smith, Attorney in Fact
Pursuant to the Power of Attorney of record in Instrument No. 20051128-0142670, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Roger K. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Morris W. Werner, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Morris W. Werner by himself as attorney-in-fact.

Witness my hand, at office, this 27th day of March, 2006.

Notary Public

ROBERT JOHN NO... STATE OF TENNESSE NOTARY PUBLIC DAVIDSON CO...

MY COMMISSION EXPIRES:
My commission expires: September 19, 2009