Davidson County DEEDWARR
Recvd: 05/31/06 12:56 2 pgs
Fees:13.00 Taxes:390.35

20060531-0063815

WARRANTY DEED

B-AA-06-1907

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Natasha L Wilson
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Bass	Same. (NAME)	
1907 Thurman Street		105-11-248.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HENRIETTA R. OGLESBY AND HUSBAND, RANDALL L. WADE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BOB BASS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 6TH, FORMERLY THE 9TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. A-3 ON THE UNRECORDED SUBDIVISION OF THE FRANK ST. CHARLES PROPERTY, DESCRIBED ACCORDING TO A SURVEY MADE BY D. E. BONER, SURVEYOR, MARCH 7, 1951, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JOE M. LANCASTER AND WIFE, BY DEED FROM FRANK ST. CHARLES AND WIFE, OF RECORD IN BOOK 1046, PAGE 484, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING 145.2 FEET WEST OF THE WESTERLY MARGIN OF BRANSFORD, FORMERLY MORTON AVENUE; THENCE NORTH 87 1/2 DEGREES WEST 464.2 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THURMAN STREET; THENCE, WITH THE SAME, SOUTH 2 1/2 DEGREES WEST 82.5 FEET; THENCE, SOUTH 87 1/2 DEGREES EAST 464 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT NO. A-1; THENCE WITH SAME, NORTHWARDLY 32.5 FEET TO LANCASTER'S SOUTHWEST CORNER; THENCE WITH SAID LANCASTER'S WESTERLY LINE, NORTHWARDLY 50 FEET IN ALL 82.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HENRIETTA R. OGLESBY AND HUSBAND, RANDALL L. WADE BY WARRANTY DEED FROM HULAN BISSINGER, UNMARRIED, AND RAYMOND KIRBY, UNMARRIED, RECORDED ON THE 27TH DAY OF AUGUST, 1998 IN DEED BOOK 11083, PAGE 755, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; and b) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1907 Thurman Street, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of May, 2006.

Henrietta R. Oglesby

Randall L. Wade

STATE OF Tennessee
COUNTY OF Davidson

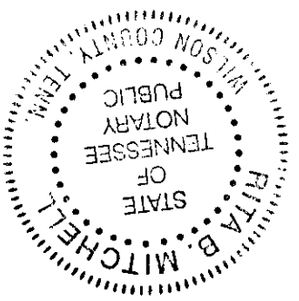
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henrietta R. Oglesby and Randall L. Wade, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2006.

Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903