ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Gigi Gaskins **2112 15th Avenue South** **Nashville, TN 37212**	**Same**	**Map 105-11-248.00**

This instrument prepared by: **Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.**

Davidson County DEEDWARR
Recvd: 05/31/06 12:58 2 pgs
Fees:13.00 Taxes:540.76

20060531-0063816

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, **Bob Bass, married** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Gigi Gaskins, unmarried** (The "Grantee"), her 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 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 Bob Bass by Warranty Deed from Henrietta R. Oglesby and husband, Randall L. Wade, recorded on the 31st day of May, 2006, in Instrument No. 20060531-0063815 Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1907 Thurman Street, Nashville, Tennessee 37204.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter not yet due and payable.
2. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $146,150.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2006.

Notary Public

My commission expires: _____

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, her 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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30TH of May, 2006.

Bob Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30TH day of May, 2006 before me personally appeared Bob Bass, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of May, 2006.

Notary Public

My Commission Expires: _____