Davidson County DEEDWARR
Recvd: 08/01/06 10:36 2 pgs
Fees:13.00 Taxes:506.90

20060801-0093193

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 24th day of July, 2006.

Notary Public
My commission expires: 11-22-08

03-0606-33833

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle L. Hooven 2011 Manchester Avenue Nashville TN 37218	new owner	069-16-0-030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristi Leigh Bass and husband, Nathan Leon Bass, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michelle L. Hooven, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a lot 50 feet front on the westerly side of Manchester Avenue and running back between parallel lines 150 feet to a dead line, on which there is a house known as No. 2011 Manchester Avenue. Said lot is bounded on the north by the property of H. L. Gunter and wife, and on the south by property known as J. R. Rottro, and wife. This being the same property as described and conveyed in deed of J. L. Robins, Sr., an unmarried man, to Albert Monroe Story and wife, Kate Story, deed dated February 8, 1943, and of record in Book 1264, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristi Leigh Bass and Nathan Leon Bass by quitclaim deed from Delores Gayle Sherrill, dated 3-31-04, recorded 4-12-04, of record in Instrument No. 20040412-0040712, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kristi Leigh Bass and husband, Nathan Leon Bass, by deed from Joel Reece Sherrill, of record in Instrument No. 20060801-0093192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2011 Manchester Avenue, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this ____ day of July, 2006.

Kristi Leigh Bass

Nathan Leon Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristi Leigh Bass and Nathan Leon Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of July, 2006.

State of Tennessee at Large

My Commission expires 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN