THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/19/07 09:35 2 pgs
Fees:13.00 Taxes:251.60
20070119-0007695

SEND TAX BILLS TO:
LanCo Properties
1708 21st Ave. South # 274
Nashville, TN 37212

MAP PARCEL NUMBERS
Map & Parcel No.:82-7-0-317.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of January, **2007**, by and between **Thomas M. Ward and Sandra B. Ward, husband and wife**, party of the first part, and **James Lance Bass**, unmarried party of the second part,

WITNESSETH: That for and in consideration of **$68,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

BEING Lot No. 28, on the Plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas M. Ward and wife, Sandra B. Ward by deed from Carolyn Becker, as Authorized by the Probate Court in the Interest of the Will of Ona Mae Woodard, of record in Book/Instrument No. 20040723-0088311, Register's Office, Davidson County, Tennessee, dated 7/16/04 and recorded 7/23/04.

The above referenced property is also known as 306 Hancock Street, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 57, Page 11; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Thomas M. Ward

Thomas M. Ward

Sandra B. Ward

Sandra B. Ward

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas M. Ward and Sandra B. Ward, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16th day of January, **2007.**

My commission expires 2/27/10

Christy D Landrum

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$68,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy A Kellaway

Affiant

Subscribed and sworn to before me this 16th day of January, **2007.**

Christy D Landrum

Notary Public My commission expires: 2/27/10

PROPERTY ADDRESS:
306 Hancock Street
Nashville, TN 37207

Name and address of new owner:
Same

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY