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

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 02/14/07 12:40 2 pgs
Fees:13.00 Taxes:555.00
20070214-0018812

MAP PARCEL NUMBERS
106.16-0-24.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of February, **2007**, by and between **Kathy Coleman, unmarried**, party of the first part, and **Cato Anderson Bass III**, party of the second part,

WITNESSETH: That for and in consideration of **$150,000.00** 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:

Being Lot No. 39 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Page 33 and Page 34, Register's Office for Davidson County, Tennessee.

Said Lot 39 fronts 193 feet on the westerly side of Foothill Drive and extends back 197 feet on the northerly and 196.3 feet on the southerly line to a dead line, measuring 165 feet thereon.

BEING the same property conveyed to Kathy Coleman, a married woman by deed from Tracie Ann Brooks and husband, Chad W. Brooks, of record in Book/Instrument No. 20030331-0041691, Register's Office, Davidson County, Tennessee, dated 3/24/03 and recorded 3/31/03. The said Kathy Coleman has since divorced.

The above referenced property is also known as 425 Foothill Drive, Nashville, TN 37217.

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 2900, pages 33 and 34; 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.

Kathy Coleman

Kathy Coleman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathy Coleman, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of February, 2007.

My commission expires 7/24/10

Edward B Baldwin

Notary Public

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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, **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of February, 2007

Edward B Baldwin

Notary Public

My commission expires: 7/24/10

PROPERTY ADDRESS:
425 Foothill Drive
Nashville, TN 37217

Name and address of new owner
Cato Anderson Bass III
425 Foothill Drive
Nashville, TN 37217

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON