WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1 day of June, 2007 by and between

T7-064826

CARMEN BASSLER, as Executor of the Estate of MARY FRANCES GOTTO BASSLER,

Hereinafter referred to as Grantor, and

CARMEN BASSLER, - Address: 5032 Briarwood Dr., Nashville, TN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Grantee Address;
SEE ATTACHED EXHIBIT "A"

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 Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate, that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

As set out above.

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

Whenever 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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Carmen Bassler

CARMEN BASSLER

MAIL TO:

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

3964926-1
UHB61006

Davidson County DEEDWARR
Recvd: 09/04/07 11:29 4 pgs
Fees:22.00 Taxes:0.00
20070904-0105734

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CARMEN BASSLER, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 1 day of June, 2007.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 21, 2007

Notary Public
Commission expires: 7-21-07

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 1 day of June, 2007

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 21, 2007

Notary Public
Commission expires: 7-21-07

VALUATION AFFIDAVIT

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 $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Carmen Bassler
Affiant

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Subscribed and sworn to before me this 1 day of June, 2007

Notary Public
Commission Expires 7-21-07

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 21, 2007

~~RETURN~~ TO:

SEND TAX BILLS TO:
CARMEN BASSLER
5032 BRIARWOOD DR
NASHVILLE, TN
37211

PROPERTY ADDRESS:
5032 Briarwood Drive
Nashville, TN 37211

MAP PARCEL NO.:
1-47-09-90.00

AFFIDAVIT

I Carmen Bassler, understand that the deed prepared is based on the information given and the fees are charged by the inquiries on the County level. I understand that if there is a shortage on this amount, I will be responsible for the balance and will pay immediately upon notification. I further understand that if it is more than enough, we are entitled to a refund. I also agree to hold both National Real Estate Information Services and Stewart Title Guaranty Company harmless from any financial liability in regards to any unpaid Transfer taxes.

Carmen Bassl
CARMEN BASSLER

State of Tennessee)
County of Davidson) ss.

The foregoing instrument was acknowledged by me this 1 day of June, 2007 by: Carmen Bassler, who is/are personally known by me or who has/have produced: Drivers Lic as identification and who did not take an oath.

(SEAL)

Notary Public
State of TN
My Commission Expires: 7-21-07

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 21, 2007

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 211 ON THE MAP OF SECTION THREE, CALDWELL COUNTY ESTATES, OF RECORD IN PLAN BOOK 2663, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 211 FRONTS 100 FEET ON THE NORTH SIDE OF BRIARWOOD DRIVE AND EXTENDS BACK BETWEEN LINES 403.0 FEET ON THE EAST LINE AND 456.3 FEET ON THE WEST LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 113.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED FROM MARY G BASSLER TO CARMEN BASSLER BY "LAST WILL AND TESTAMENT" PROBATED 11/07/2005 DOCKET # 95P1807

ADDRESS: 5032 BRIARWOOD DR.; NASHVILLE, TN 37211516 TAX MAP OR PARCEL ID NO.: 1-47-09-90.00

