WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-23-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nathan L. Bass	NEW OWNER	Parcel ID:
707 North Graycroft Avenue		06916004700
Madison, TN 37115		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Eugenie Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nathan L. Bass and wife, Kristi L. Bass
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Old Hydes Ferry Turnpike Road, at what was formerly W.J. Unerwood's southeast corner and F.A. Treppard's northeast corner and running thence south 57 degrees west with the northerly boundary line of said F.A. Treppard's Tract, 207.9 feet to a stone on the west side of a branch; thence down said branch, 100 feet; thence easterly to the center of said Road; thence south 37 1/2 degrees east with the center of said Road, 100 feet to the beginning.

BEING the same property conveyed to Eugenie Smith by deed from Clifton Pierce, Sr. married and Rufus Williams, III, unmarried and Diane Sherrill, married and Elsie P. Trotter, married, of record in Instrument 20050510-0052499, dated May 6, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; and (2) Easement for flow of branch on rear property; Title to that portion of road right of way; and Sewer Easement to Metropolitan Government of record in Book 3984, Page 521, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3701 Hydes Ferry Road, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 31st day of October, 2007.

Eugenie Smith
Eugenie Smith

Davidson County DEEDWARR
Recvd: 11/01/07 10:41 2 pgs
Fees:13.00 Taxes:175.75

20071101-0128819

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugenie Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds