Davidson County DEEDWAKR
Recvd: 01/31/08 08:18 2 pgs
Fees:13.00 Taxes:503.20

20080131-0009731

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$136,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January, 2008.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Bass Family Partnership LP P. O. Box 569 Hermitage, TN 37076	New Owner	Map 75.08 Parcel 75

For and in consideration of the sum of ten dollars, and other good and valuable considerations, in satisfaction of all sums owed on two notes both dated August 15, 2005 secured by Deeds of Trust of record in instrument number 20050819-0098986 and 20050819-0098987, the receipt of which is hereby acknowledged, we,

Randy L. Stepp and September A. Stepp, married

Hereinafter called the GRANTORS, have bargained and sold and by these presents do transfer and convey unto

Don Bass Family Partnership LP

Hereinafter called the GRANTEES, its heirs and assigns, 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. 364 on the Plan of Tulip Grove, Section 6, of record in Book 4460, Page 19, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Randy L. Stepp and September A. Stepp, married by deed from Troy E. Daniel, married and Velma L. Daniel, unmarried of record in instrument number 20050819-0098985, Register's Office for Davidson County, Tennessee.

This deed is an absolute conveyance of title in effect as in form and is not intended as a Mortgage, Deed of Trust, Trust Conveyance, or Security of any kind.

This instrument was prepared by information furnished by the parties herein. No warranty of title is either expressed or implied.

This conveyance is made subject to the following:

1) 2007 County Taxes in the amount of $1,220.08 which are due and payable but not yet dlinquent.
2) 2008 Taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **664 Atlanta Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 30 day of January, 2008.

Randy A. Stepp

September A. Stepp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Randy A. Stepp and September A. Stepp, married, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN RENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC

PLEASE RETURN TO:

STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076