Record & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072
G9-9166

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Eddie Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2009.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G9-9166D

BILL GARRETT, Davidson County
Trans:T20100002251 DEEDWARR
Recvd: 01/12/10 11:22 2 pgs
Fees:13.00 Taxes:462.50
20100112-0002873

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eddie Porter, married (NAME)	SAME (NAME)	103-1-2
412 American Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bonnie Sue Edmonson Bass, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eddie Porter, married,** 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 8th Civil District of Davidson County, Tennessee, being Lot No. 112 on the plan of CHARLOTTE PARK, SECTION I, as shown by plat of record in Plat Book 2663, Page 6, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the easterly margin of American Road, common corner of Lots Nos, 111 and 112; thence with the line between said two Lots, in an easterly direction, 107.5 feet to a concrete monument; thence south 27 degrees 36 minutes east, 127.0 feet to a concrete monument in the northerly margin of Premier Drive, thence with said drive in a westerly direction, 55.0 feet to a concrete monument, and 70.3 feet to another concrete monument; thence around a curve, in a northwesterly direction, 39.3 feet to a concrete monument in the easterly margin of American Road; thence with said road, in a northerly direction, 105.0 feet to an iron pin, the point of beginning.

BEING the same property conveyed to James W. Bass, Jr. and Bonnie Sue Edmonson Bass, husband and wife from Consolidated Development, Inc., by Installment Deed dated September 19, 1957, in Book 2698, Page 207, in the Register's Office for Davidson County, Tennessee.

James W. Bass, Jr. has since died, vesting sole ownership in Bonnie Sue Edmondson Bass as surviving tenant by the entirety.

Bonnie Sue Bass and Bonnie Sue Edmonson Bass is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Bonnie Sue Edmonson Bass is signed by her duly appointed Attorney-in-fact Susan Gayle Bernard, pursuant to the Power of Attorney recorded in Instrument # 20100112-0002872, said Register's Office.

This is improved property, known as 412 American Road, Nashville, TN 37209.

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. 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 my/our hand(s) this 30th day of December, 2009.

BONNIE SUE EDMONSON BASS

Bonnie Sue Edmondson Bass by

By: Susan Gayle Bernard, POA

Susan Gayle Bernard, Attorney-in-Fact

December 30, 2009
Date .

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Susan Gayle Bernard, Attorney-in-Fact for Bonnie Sue Edmonson Bass, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of December, 2009.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066