WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024756 DEEDWARR
Recvd: 04/27/11 13:25 2 pgs
Fees:13.00 Taxes:1202.50
20110427-0032259

G-KW-11-1111

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/14

(AFFIX SEAL)

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Bassel, Jr.	Franklin American Mortgage Co.	
1111 Gartland Avenue	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	83-9-47.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT S. PERRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN B. BASSEL, JR. AND WIFE, BARBARA N. BASSEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 5 FEET OF LOT NO. 16 AND ALL OF LOT NO. 17 ON THE PLAN OF "BELLVIEW" JUDGE B. D. BELL'S ADDITION "EASTLAND" OF RECORD IN PLAT BOOK 332, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PART OF LOT NO. 16 AND ALL OF LOT NO. 17 FRONT TOGETHER 55 FEET ON THE NORTHERLY SIDE OF GARTLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DAVID WILSON AND WIFE, KORTNEY WILSON TO ROBERT S. PERRY, UNMARRIED, DATED JANUARY 31, 2005, FILED FOR REOCRD ON FEBRUARY 2, 2005 IN INSTRUMENT NO. 20050202-0012391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 332, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1111 Gartland Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of April, 2011.

Robert S. Perry by Amanda North, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of April, 2011, before me personally appeared Amanda North to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert S. Perry and who acknowledged he/she/they executed the same as the free act and deed of the said Robert S. Perry.

Witness my hand and official seal, this the 25th day of April, 2011.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Homestead Title & Escrow, LLC
405 Two Mile Pk., Ste. F
Goodlettsville, TN 37072