BILL GARRETT, Davidson County
Trans:T20110050853 DEEDWARR
Recvd: 08/18/11 10:12 2 pgs
Fees:13.00 Taxes:74.00
20110818-0063904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Claude E Wair
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2011.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JUL 9, 2012

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Claude E. Wair or Karren L. Scott	Claude E. Wair or Karren L. Scott	P/O 29-31.00
4748 Lickton Pike Whites Creek, TN 37189	PO Box 246 Whites Creek, TN 37189	

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BOB BASS AND WIFE, ADELE BASS

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

CLAUDE E. WAIR, JR. OR KARREN L. SCOTT

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 R.O.D.C.T.,
More accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a existing iron pin in the northerly margin of Bear Hollow Road, said pin being the most southwest corner of herein described tract; Thence leaving said margin N 02°49'20"E, 85.84' to a set iron pin; Thence N 01°37'47"E, 885.73' to a set iron pin, said pin being the most southwest corner of tract 7 on the same survey and the most northwest corner of herein described tract; Thence with the southerly line of said tract 7 S 89°59'15"E, 236.09'

to a set iron pin, said pin being the most northwest corner of tract 5 on the same survey and the most northeast corner of herein described tract; Thence leaving said tract 7 with the westerly line of said tract 5 S 01°37'47"W, 880.00' to a set iron pin in the northerly margin of previous said Bear Hollow Road; Thence now leaving said tract 5 with said margin and a curve to the right (R= 14,101.51' & L= 257.27'), to the point of beginning containing 5.018 acres.

Being part of the same property conveyed to BOB BASS AND WIFE, ADELE BASS, by deed from ROBERT BAXTER AND THE HEIRS OF LONNIE BAXTER, of record as Instrument No. 20060616-0072053, dated June 15, 2006 and by deed from ROBERT DAVID LANNOM of record as Instrument No. 20110504-0034135, dated May 3, 2011 said Register's Office.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 12th day of August, 2011.

Bob Bass

Adele Bass

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bob Bass and Adele Bass, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of August, 2011.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012