BILL GARRETT, Davidson County
Trans:T20110050853 DEEDWARR
Recvd: 08/18/11 10:41 2 pgs
Fees:13.00 Taxes:85.10
20110818-0063911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF August, 2011.

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
James Bledsoe and Jennifer Bledsoe 1010 Jacobs Valley Rd Joelton, TN 37080	James Bledsoe and Jennifer Bledsoe 1010 Jacobs Valley Rd Joelton, TN 37080	P/O 29-31.00

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

JAMES BLEDSOE AND WIFE, JENNIFER BLEDSOE

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 set iron pin in the easterly margin of Eatons Creek Road, said pin being the most west southwest corner of tract 8 on the same survey and the most northwest corner of herein described tract; Thence now leaving said margin with said tract 8 S 87°25'46"E, 675.00' to a set iron pin; Thence with said tract 8 S 02°07'22"W,

270.44' to a set iron pin in the northerly line of tract 4 on the same survey; Thence leaving tract 8 with the northerly line of said tract 4 S 80°18'04"W, 200.76' to a set iron pin, said pin being the most northeast corner of tract 5 on the same survey; Thence leaving said tract 4 with the northerly lines of tracts 5 & 6 of the same survey N 89°59'15"W, 501.09' to a set iron pin, said pin being the most northwest corner of tract 6 on the same survey; Thence now leaving said tract 6 N 01°37'47"E, 288.61' to a set iron pin in the easterly margin of previous said Eatons Creek Road; Thence with said margin and a curve to the left (R= 95.00' & L= 53.56'), L= 53.56' to the point of beginning containing 5.039 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 15th day of August, 2011.

Bob Bass

Bob Bass

Adele 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 15th day of August, 2011.

Brandy K Gomez

Notary Public

BRANDY K. GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires NOV 4, 2013