RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20120076770 DEEDWARR
Recvd: 10/10/12 08:52 4 pgs
Fees:23.00 Taxes:395.90
20121010-0092629

W & I Ref: Title No: 51544

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roger L. Adamson 400 Normandy Circle Nashville TN 37209	Franklin American Mortgage Company 501 Corporate Centre Drive #400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 105-11-0 172.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$107,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Bass, Jr. and Lisa Bass and Jacqueline E. Bass-Berry and Adraine(akaAdriane)Bass and Kenneth Bass,** all the Heirs at Law of James M. Bass, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger L. Adamson , unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 of Block "B" on the Plan of Part of Sophia M. Neal Property, of record in Book 1130, Page 4, Register's Office for said County.

Said Lot No. 2 of Block "B" fronts 50 feet on the easterly margin of Neal Terrace and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to James M. Bass and wife, Jonella Bass by deed from David H. Martin, Howard Hughes and Chester Seaney, Trustees of Faith Church of the Nazarene and David D. Reed, Pastor, dated October 27, 1972, recorded October 30, 1972 in Book 4650, Page 649, Register's Office for Davidson County, Tennessee.

Jonella Bass having since died on October 26, 1990. James M. Bass subsequently died on October 2, 2010., leaving Lisa Bass, Jacqueline E. Bass-Berry, Adriane,(aka Adraine)Bass, Kenneth Bass and James Bass, Jr. as his heirs at law. See Affidavit of Heirship recorded simultaneously herewith.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 4, said Register's Office, which Plan shows a 30 foot minimum building setback line from Neal Terrace, and 10 foot easement for utility purposes along the rear line(s); an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4306, Page 308, said Register's Office.

This instrument is executed on behalf of Jacqueline E. Bass-Berry, Adriane(aka Adraine)Bass, Kenneth Bass and James Bass, Jr.by Lisa Bass pursuant to a Power of Attorney executed by her/him/them on the 24th day of July, 2012, of record in Instrument No. 20121010009262 8, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 1816 Neal Terrace, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ___ day of October, 2012 .

James Bass, Jr.
by Lisa Bass Attorney in fact
James Bass, Jr.
By: Lisa Bass, Attorney in Fact

Lisa Bass
Lisa Bass

Adriane aka Adraine Bass
by Lisa Bass Attorney in fact
Adriane aka Adraine Bass
By: Lisa Bass, Attorney in Fact

Kenneth Bass
by Lisa Bass, Attorney in Fact
Kenneth Bass
By: Lisa Bass, Attorney in Fact

Jacqueline E. Bass-Berry
by Lisa Bass, Attorney in Fact
Jacqueline E. Bass-Berry
By: Lisa Bass, Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 4th day of October, 2012, before me the undersigned authority, personally appeared Lisa Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Lisa Bass** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jacqueline E. Bass-Berry, Adriane aka Adraine Bass, Kenneth Bass and James Bass, Jr., as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

EXHIBIT "A"
To
Warranty Deed

FROM: James Bass, Jr. and Lisa Bass and Jacqueline E. Bass-Berry and Adriane aka Adraine Bass and Kenneth Bass

TO: Roger Adamson and Beverly Wilson

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lisa Bass, Affiant

Sworn to and subscribed before me this 4th day of October, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $107,000.00

Affiant

Sworn and subscribed before me this 4th day of October, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013