THIS INSTRUMENT PREPARED BY WHITE & REGEN, ATTORNEYS, DICKSON, TENNESSEE

WARRANTY DEED. (For Typewriter) (Box 687-I)

BOOK 4549 PAGE 415

Nov 23 16 '71 12:57 PM

For and in Consideration of the sum of Seventeen Thousand Four Hundred and No/100

($17,400.00) ---------- Dollars,

paid and to be paid as follows: Two Thousand and No/100 ($2,000.00) Dollars cash in hand paid by Richard A. Baskette, Jr. and wife, Carolyn J. Baskette, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of and agreement by the Grantees herein to pay a certain promissory note dated April 29, 1963 executed by Doyle E. Pendergrass and wife, Harriett P. Pendergrass payable to the order of Dobson & Johnson, Inc. in the original principal amount of Twelve Thousand Eight Hundred Fifty and No/100 ($12,850.00) Dollars; said note has been assigned to Kings Highway Savings Bank by an instrument dated May 1, 1963 and of record in Book 3565, page 527, and re-recorded in Book 3592, page 105 in the Register's Office of Davidson County, Tennessee. The current balance of said note as of September 1, 1971 is Eleven Thousand Sixteen and 09/100 ($11,016.09) Dollars. Grantees agree to assume said loan commencing with the September, 1971 payment; said note is secured by a deed of trust on the hereinafter described property which is of record in Book 3565, page 293 in the Register's Office of Davidson County, Tennessee; and further the balance of Four Thousand Three Hundred Eighty-Three and 91/100 ($4,383.91) Dollars evidenced by their promissory note of even date herewith payable to Earl Don Hall in the principal amount of $4,383.91 payable in monthly installments of Forty-Seven and 63/100 ($47.63) Dollars each, to be applied first to interest at eight percent (8%) per annum and then to the reduction of principal, beginning November 15, 1971 and continuing on the 15th day of each succeeding month for a total of 144 months; and to secure the payment of said note, a deed of trust on the hereinafter described property has this day been executed and delivered to Grantors; said deed of trust is subject and junior to the above described deed of trust.

We, Doyle E. Pendergrass and wife, Harriett P. Pendergrass, being the same as Doyle Elwyn Pendergrass and wife, Harriett A. Pendergrass

have bargained and sold, and by these presents do transfer and convey unto the said Richard H. Baskette, Jr. and wife, Carolyn J. Baskette, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Fortland Park, Section 2, Addition 1, as of record in Book 2854, Page 85, Register's Office of Davidson County, Tennessee.

Said Lot No. 229 fronts 80 feet on the southeasterly side of Barclay Drive and runs back between lines 180.2 feet on the southwesterly side and 180.2 feet on the northeasterly side to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Doyle E. Pendergrass and wife, Harriett P. Pendergrass (same being Doyle Elwyn Pendergrass and wife, Harriett A. Pendergrass) by deed from Village Builders, Inc., a Tennessee Corporation, dated April 29, 1963 and of record in Deed Book 3536, Page 9 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all of the conditions, reservations and restrictions as set out in an instrument of record in Book 3027, page 94, as amended by instrument of record in Book 3431, page 127 in the Register's Office of Davidson County, Tennessee, and which reference is hereby made; all of said provisions being covenants running with the land and without which this conveyance would not be made.

Buyer:
Richard H. Baskette, Jr.
2705 Barclay Dr.
Nashville

Tax Bills
Dobson & Johnson
J.C. Bradford Bldg.
Nashville, Tenn.

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|---|---|---|---|---|---|
| NOV-17 | CONV | 17,400.00 | A* | 45.24 | |
| NOV-17 | S'TAX | | A* | .50 | |
| NOV-17 | PR'FEE | | A* | 6.00 | * 51.74 |
| NOV-17 | W'DEED | | | | |

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $17,400.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C. F. Smith
Affiant

Subscribed and sworn to before me this the 1st day of Nov 1971

J. Head
Dep Register

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Richard H. Baskette, Jr. and wife, Carolyn J. Baskette, their heirs and assigns, forever. And we do covenant with the said Richard H. Baskette, Jr. and wife, Carolyn J. Baskette that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Richard H. Baskette, Jr. and wife, Carolyn J. Baskette, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 27th day of October, 1971

Witness:

Doyle E. Lindsey

Harold T. Lindsey

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK

BOOK 4549 PAGE 417

# STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named.

IDENTIF. REFERENCE T

NOV 1 9 13 AM '71

FEE $ REGISTER DAVIDSON COUNTY, TENN.

R 3 6 1 5 0

Witness my hand and office, this day of , 19

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

# STATE OF TENNESSEE, ~~DAVIDSON~~ DICKSON COUNTY

Personally appeared before me, Ralph O. Frazier , a Notary Public in and for said County and State, the within named Doyle E. Pendergrass and wife, Harriett P. Pendergrass, (being the same as Doyle Elwyn Pendergrass and wife, Harriett A. Pendergrass)

the bargainors , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC RALPH O FRAZIER DICKSON COUNTY, TENN.

Witness my hand and official seal, at Dickson

Tennessee, this 27th day of October , 19 71

My Commission Expires March 7, , 19 72 Ralph O. Frazier

Notary Public.

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book , Page

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