New

This Instrument Prepared By
Schulman, McCarley, Hollis and Tate
P. O. Box 2707
Nashville, Tennessee 37219

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WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
		161-11-A
Floyd Thomas Bastin 322 Huntington Ridge Dr. Nashville, Tennessee 37211	Guaranty Mortgage 1st American Center Nashville, Tenn. 37238	171

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Huntington Ridge Townhouse Development Corp., a Tennessee Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said Floyd Thomas Bastin and wife, Mary E Bastin, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot # 171 on the plan of Huntington Ridge Townhouses as of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

BEING part of the same property conveyed to Huntington Ridge Townhouse Development Corp. by deed from Murff Development Co., as of record in Book 4529, page 827, and by deed of correction of record in Book 4717, page 754, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions and Restrictions filed by Huntington Ridge Townhouse Development Corp. as recorded in Book 4729, page 687, Register's Office for Davidson County, Tennessee.
This is to certify that Mary E. Bastin and Mary Evelyn Bastin are one and the same person.

This is improved property known as 322 Huntington Ridge Drive Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to said Floyd Thomas Bastin and wife, Mary E. Bastin, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out above,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 29,900.00. Subscribed and sworn to before me this the 6th day of June, 1974

Floyd Thomas Bastin
Affiant

Commission Expires: May 25, 1975 Notary Public Helen D. Scott

HELEN D. SCOTT NOTARY PUBLIC OF TENN.

a Declaration of Covenants, Conditions and Restrictions, as of record in Book 4729, page 687, Register's Office for Davidson County, Tennessee, 1974 Taxes, which are to be prorated and assumed by Grantee, and owners certificate, easement for roadways and utilities, all as shown on a plat of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said Floyd Thomas Bastin and wife, Mary E. Bastin, their heirs and assigns, forever.

Witness our hand this 10th day of June, 1974.

HUNGTINGTON RIDGE TOWNHOUSE DEVELOPMENT CORP.

By Lee Landess Sandifer
Sales Manager

GRANTEE(S):

Floyd Thomas Bastin
Floyd Thomas Bastin

Mary E. Bastin
Mary E. Bastin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Helen D. Scott, a Notary Public in and for said County and State, Floyd Thomas Bastin and wife, Mary E. Bastin, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 10th day of June, 1974.

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires: May 25, 1975 Notary Public: Helen D. Scott

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Helen D. Scott, a Notary Public in and for the County and State aforesaid, personally appeared Lee Landyss Sanders, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Sales Manager of the Huntington Ridge Townhouse Development Corp., the within named bargainor, a corporation, and that he as such Sales Manager, being authorized so to do, executed the foregiong instrument for the purpose contained therein, by signing the name of the corporation by himself as such Sales Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of June, 1974.

Commission Expires: May 25, 1975 Notary Public Helen D. Scott

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIF. REFERENCE

JUL 22 10 54 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 22	CONV	29,900.00			
JUL 22 S'TAX			A*	77.74	
JUL 22 PR'FEE			A*	.50	
JUL 22	W'DEED		A*	6.00	* 84.24