Form No. WD-1

BOOK 4853 PAGE 344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

$27,883.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF September 1974

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald O. Turner (NAME)	Mortgage Associates, Inc. (NAME)	
4836 Cascade Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E.,#300 (STREET ADDRESS)	64 - 8
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	2

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald R. Baskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald O. Turner et ux Jo Anne Turner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 295 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182 and 183, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Donald R. Baskin by deed of record in Book 4824, Page 115, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 4704, Page 448, and any existing easements.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4824, Page 117, Register's Office, Davidson County, Tennessee, securing a promissory note dated June 10, 1974, payable to the order of Mortgage Associates, Inc., with a present unpaid principal balance of approximately $27,883.98, which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

unimproved ( )
This is improved (X) property, known as 4836 Cascade Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 18th day of September, 19 74

Donald R. Baskin

Donald R. Baskin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Patrick L. Vaden, a Notary Public in and for said County and State, the within named Donald R. Baskin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 1974

Commission expires 7-16-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
DONALD R. BASKIN

TO
DONALD O. TURNER ET UX
JO ANNE TURNER

C 7-1719

IDENTIF. REFERENCE

Sep 19 11 23 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

SEP 19 74	CONV	27,883.98			
SEP 19 74	S'TAX		A*	72.54	
SEP 19 74	PR'FEE		A*	.50	
SEP 19 74	W'DEED		A*	4.00	* 77.04