This instrument prepared by:
Don L. Smith, Attorney
Home Federal Tower
Nashville, Tn. 37219

BOOK 4919 PAGE 419

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Q. DeWayne Baskette, et ux. (NAME)	Third National Bank (NAME)	
1003 Grassland Lane (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	131-16
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37244 (CITY) (ZONE) (STATE)	53 Pal

For and in Consideration of the sum of Ten ($10.00) Dollars----------

----------*DOLLARS,*
cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

Louella W. Thweatt, a widow, has *bargained and sold, and by these presents do transfer and convey unto the said* Q. DeWayne Baskette and wife, Betty M. Baskette, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Revised Plan of Gateway Acres Second Addition, as of record in Book 1424, page 83, Register's Office for said County, described as follows:
Beginning on the westerly margin of Lealand Lane, at the corner of Lots Nos. 16 and 24; thence with the westerly margin of said Lane, northwardly 296.3 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet to the southerly margin of Grassland Lane; thence with the southerly margin of said Lane, westwardly 200 feet to the corner of Lots Nos. 16 and 17; thence with the line between said lots, southwardly 294.6 feet to the northerly line of Lot No. 23; thence with the north line of Lots Nos. 23 and 24; eastwardly 219.2 feet to the westerly margin of Lealand Lane, the point of beginning.

Being the same property conveyed to W. Davis Thweatt and wife, Louella W. Thweatt, by deed from Katherine R. Ferriss, of record in Book 2538, page 562, Register's Office for said County, the same W. Davis Thweatt having since died.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate as shown on plan of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $63,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 1978

My commission expires: 4-23-78

Notary Public

(Affix Seal)

This conveyance is subject to restrictive covenants contained in an instrument of record in Book 1066, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in deed from F. N. McNeill, Jr., Executor and Trustee, to Pat Kimbrough, of record in Book 1627, page 210, Register's Office for Davidson County, Tennessee, as follows:

That any dwelling constructed on said property shall contain not less than 1500 sq. feet of floor space if a one story dwelling 1200 sq. feet on the first floor if a one and one-half story dwelling; 1,000 sq. feet on the first floor if a full two story dwelling.

This conveyance is subject to agreement as set out in the deed from F. N. McNeill, Jr., Executor and Trustee, to Pat Kimbrough, of record in Book 1627, page 210, said Register's Office, as follows:

Grantee agrees that in order to maintain a high standard of residential beauty at Lealand, he will install a stoker or some other smoke saving device, will allow his plan for construction of his house to be reviewed by Lealand's Board of Architects and will carefully read and abide by all of Lealand's restrictions.

This is unimproved ( ) improved (X) property, known as 1003 Grassland Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Q. DeWayne Baskette and wife, Betty M. Baskette, their *heirs and assigns, forever.*

And she does ~~do~~ *covenant with the said* Q. DeWayne Baskette and wife, Betty M. Baskette *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for 1975, which are to be pro rated and assumed by Grantee

And she does ~~do~~ *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Q. DeWayne Baskette and wife, Betty M. Baskette, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 2nd *day of* June, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louella W. Thweatt

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha B. Hall, *a Notary Public in and for said County and State, the within named* Louella W. Thweatt

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

Witness my hand and official seal at Nashville, *Tennessee this* 2nd *day of* June, *19* 75.

Martha B Hall, *Notary Public.*

Commission Expires April 8, 1978

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

#3149

WARRANTY DEED

FROM

LOUELLA W. THWEATT

TO

Q. DE WAYNE BASKETTE and wife, BETTY M. BASKETTE

D0145459

JUN 6 9 11 AM '75

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

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JUN-6 75 CONV 63,000.00
JUN-6 75 S.TAX A* 163.80
JUN-6 75 PRFEE A* .50
JUN-6 75 RECD A* 8.00 * 172.30

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

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