This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5093 PAGE 523

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,899.41

Robert E. Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December 1976

Louise C. Chiarmonte
Notary Public

MY COMMISSION EXPIRES: Feb. 26, 1979
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Baskin et ux (NAME)	Same (NAME)	32-8
928 West Eastland Ave. (STREET ADDRESS OR ROUTE NUMBER)	261 East Timmons Street (STREET ADDRESS)	134
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	

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, John L. Egan, Jr., and wife, Arbedella B. Egan,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Baskin and wife, Dianne P. Baskin

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 the west part and the northerly part of Lot 6 on the Map of J. R. Lovell's Subdivision of the Massengale tract as of record in Book 547, Page 4, of said Register's Office for said County.

Beginning at a point in the south margin of West Eastland Avenue, formerly Cleveland Street, at the common corner of Lots 6 and 7 of said plan, thence with the line between said lots 162 feet to the north margin of new Eastland Avenue; thence with the said new street eastwardly 54 feet to a point; thence northwardly 162 feet to the south margin of West Eastland Avenue, thence with said margin 60 feet to the point of beginning.

Being the same property conveyed to John L. Egan, Jr., and wife, Arbedella B. Egan, by installment deed executed on or about March 31, 1975, from Robert E. Baskin and wife, Dianne P. Baskin, not of record.

This is unimproved ( ) improved (X) property, known as 928 West Eastland Avenue, Nashville, Tennessee 37206
(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 our hands this 1st day of December, 1976

John L. Egan, Jr.

Arbedella B. Egan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, the within named John L. Egan, Jr., and Arbedella B. Egan,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of December 19 76

Commission expires Feb 4-1979

Louise S. Clemmons
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 upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ 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
John L. Egan, Jr., and wife,
Arbedella B. Egan

TO
Robert E. Baskin and wife,
Dianne P. Baskin

D 79671

IDENTIFICATION REFERENCE

DEC 3 11 03 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-3[illegible]	CONV	*5,899.41			
DEC-3[illegible]	S'TAX		B*	17.94	
DEC-3[illegible]	PR'FEE		B*	.50	
DEC-3[illegible]	W'DEED		B*	4.00	* 22.44