BOOK 5117 PAGE 257

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-7-77

(AFFIX SEAL)

This Instrument prepared by:
GULLETT, STEELE, SANFORD
ROBINSON & MEADOWS

THIS INSTRUMENT WAS PREPARED BY

230 Fourth Ave. No., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Basden et ux (NAME)	Home Federal Savings and Loan (NAME)	
Bluewater Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	136-14
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	85 Pt

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, K & W, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS BASDEN AND WIFE, KAREN BASDEN

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:

Land in the 31st Councilmanic District of Davidson County, Tennessee, being Lot No. 98 on the Plan of Castlegate, Section 1, as of record in Book 4460, page 115, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to K & W, Inc., by deed from J. Melvin Jones and wife, Hazel Jones, of record in Book 4647, page 244; by deed from Matt Paul Hilger and wife, Louise Hilger of record in Book 4633, page 240; and by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 4633, page 236, said Register's Office.

unimproved ( )
This is improved (XX) property, known as Bluewater Drive (House Number) (Street) Nashville, Tennessee (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 17th day of February, 19 77

K & W, INC.

By: H. Ray Williams

H. Ray Williams, Secretary

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. RAY WILLIAMS and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Secretary and _____ respectively of the K & W, INC. the within named bargainor, a corporation, and that (he) (they) as such Secretary 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 H. Ray Williams as such Secretary, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of February, 19 77.

My commission expires 2-7-79

Mary M. Smith
Notary Public

Return to Home Federal
L-07-80,513-3 Closing Dept.

WARRANTY DEED

FROM
K & W, INC.

TO
DENNIS BASDEN ET UX
KAREN BASDEN

D 90367

IDENTIF. REFERENCE

FEB 22 2 45 PM '77

FEL[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB22 77	CONV	52:000.00			
FEB22 77	S'TAX		8*	135.20	
FEB22 77	PR'FEE		8*	.50	
FEB22 77	DEED		6*	4.00	* 139.70