FILE BOX 3

BOOK 5143 PAGE 556

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

46,411.77

A. Terry Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 1977

Notary Public

MY COMMISSION EXPIRES: 11-2-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur John Baskin, Jr. (NAME)	Dobson & Johnson, Inc. 311 Plus Park Boulevard (NAME)	86-5-4
204 Montchanin Terrace (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Boulevard (STREET ADDRESS)	PARCEL 189
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	4D-24991

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 A. H. Johnson, Jr. and wife Creig Marie Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur John Baskin, Jr. and Donald R. Baskin and A. Terry 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 Lot No. 460, on the plan of Tulip Grove, Section 7, as of record in Book 4300, Page 186, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to A. H. Johnson, Jr. et ux Craig Marie Johnson, by Quitclaim Deed from Johnson Homes, Inc., as of record in Book 4940, Page 934, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4940, Page 935, Register's Office for said County, securing a promissory note dated August 6, 1975, payable to the order of Dobson & Johnson, Inc., with a present unpaid principal balance of approximately $40,911.77, 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.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 504 Trenton Court (House Number) (Street) Hermitage, TN 37076 (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 hand S this 29TH day of APRIL, 1977

A. H. Johnson, Jr. A. H. Johnson, Jr.

Creig Marie Johnson Creig Marie Johnson

BOOK 5143 PAGE 557

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. H. Johnson, Jr. and wife Creig Marie Johnson

the bargainor S, 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 29TH day of APRIL 19 77

Commission expires 1-4-78

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

FILE BOX 3

WARRANTY DEED

FROM
A. H. Johnson, Jr.

TO
Arthur John Baskin, Jr.

E 02025

IDENTIF. REFERENCE

MAY 4 12 42 PM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAY-4	CONV	46,411.77			
MAY-4	STAX		B*	120.64	
MAY-4	PRFEE		B*	.50	
MAY-4	DEED		B*	4.00	* 125.14