FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$30,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 5147 PAGE 883

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
Donald R. Baskin (NAME)	Realty Mortgage, Inc. (NAME)	4D-60298
311 Rolling Mill Road (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway, #250 (STREET ADDRESS)	Map 65-9
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	Parcel 40

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, Howard W. Wedekind et ux Carolyn Wedekind

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. J. Baskin, 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. 73 on the Plan of Sherwood Forest, Section 3, as of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Howard W. Wedekind and wife, Carolyn Wedekind by deed from Larry P. Guffee et ux Bonita P. Guffee by deed of record in Book 5101, Page 211, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5101, Page 213, Register's Office for said County, securing a promissory note dated December 21, 1976, payable to the order of Realty Mortgage, Inc., with a present unpaid principal balance of approximately $27,693.56 , 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 is unimproved ( ) improved (X) property, known as 4857 Everest Drive, Old Hickory, TN 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 our hand s this 13th day of May, 19 77

Howard W. Wedekind: X Howard W. Wedekind

Carolyn Wedekind: X Carolyn L. Wedekind

Carolyn Wedekind and Carolyn L. Wedekind being one-in-the-same.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard W. Wedekind and wife, Carolyn Wedekind

the bargainors, 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 13th day of May, 19 77

Commission expires April 30, 1980

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (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

FILE BOX 3

WARRANTY DEED

FROM
HOWARD W. WEDEKIND ET UX

TO
A. J. BASKIN, DONALD R. BASKIN
and A. TERRY BASKIN

E 0 4 0 7 1

IDENTIF. REFERENCE

MAY 17 10 00 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

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

MAY 17 77	CONV	30,200.00			
MAY 17 77	S'TAX		B*	78.52	
MAY 17 77	PR'FEE		B*	.50	
MAY 17 77	W'DEED		B*	4.00	* 83.02