Prepared by Ray Miller Jr.
Work - Jun

WARRANTY DEED

BOOK 5155 PAGE 916

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Baskette and wife, Clara M. Baskette (NAME:)	Richard M. Baskette and wife, Clara M. Baskette (NAME:)	72-9-280
800 Fairwin Ave., (STREET ADDRESS OR ROUTE NUMBER)	800 Fairwin Ave., (STREET ADDRESS)	
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37206 (CITY) (ZONE) (STATE)	

Mail

For and in Consideration of the sum of ------SIXTEEN THOUSAND AND NO/100---------- ----------($16,000.00)---------- *DOLLARS,*

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

JUN-7E	CONV	16,000.00			
JUN-7E	S'TAX		B*	41.60	
JUN-7E	PR'FEE		B*	.50	
JUN-7E	W'DEED		B*	6.00	* 48.10

we, Howard E. Pitts, Huland D. Pitts, Eileene Pitts Wade, and Elizabeth Pitts Bryan

have bargained and sold, and by these presents do transfer and convey unto the said Richard H. Baskette and wife, Clara 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 Davidson County, Tennessee, being the west parts of Lots Nos. 43, 44 and 45 on the Map of Eskridge Subdivision of part of the Franklin Property, of record in Book 547, Page 52, Register's Office for said County.

Said parts of said Lots Nos. 43, 44 and 45 front 50 feet on the southerly side of Fairwin Avenue and run back between lines 175 feet more or less on the east line and 175.3 feet on the west line, along the east margin of the right-of-way of the L & N Railroad, to a dead line on which they measure 59.4 feet.

Being the same property conveyed to Carl Mayo and wife, Ophie S. Mayo, by deed from Julius T. Warren and wife, of record in Book 1281, page 15, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 7th day of June 1977

Affiant

My commission expires: 1/15/80 (Affix Seal)

Notary Public

And also being the same property conveyed to Alger M. Pitts and wife, Roxie Pitts, by deed from Carl Mayo and wife, Ophie S. Mayo, of record in Book 1283, page 478, in said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (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 Richard H. Baskette and wife, Clara M. Baskette *their heirs and assigns, forever.*

And we *do covenant with the said* Richard H. Baskette and wife, Clara M. Baskette *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.*

And we, Howard E. Pitts, Huland D. Pitts, Eileene Pitts Wade, and Elizabeth Pitts Bryan *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard H. Baskette and wife Clara M. Baskette, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 13th *day of* June, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard E. Pitts

Huland D. Pitts

Eileene Pitts Wade

Elizabeth Pitts Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5155 PAGE 918

Personally appeared before me, B Don Lockridge, a Notary Public in and for said County and State, the within named Howard E Pitts, Huland D Pitts, Eileene Pitts Wade, and Elizabeth Pitts Bryan

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 1st day of June, 1977.

B Don Lockridge, Notary Public.

Commission Expires June 28, 1978

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.....

EC7643

IDENTIF. REFERENCE

JUN 7 12 16 PM '77

FEE