Form No. WD-1

BOOK 5272 PAGE 775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,328.55

Donald R. Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 198

Notary Public

MY COMMISSION EXPIRES: 2-21-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Baskin (NAME)	Commerce Union Bank (NAME)	4D-34806
4289-4291 Sweden Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	MAP 75-6
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	PARCEL 128

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 Joseph W. Davis, Jr. and wife Patricia H. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Baskin and Bracknev J. Reed

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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Hermitage Estates, Sec. 5, as of record in Book 4175, Page 67, Register's Office for said County.

Said Lot No. 3 fronts 68.67 feet on the easterly side of Sweden Drive and runs back between lines 131.47 feet on the northerly side and 125.06 feet on the southerly side to a line in the rear measuring 87.28 feet thereon.

BEING the same property conveyed to Joseph W. Davis, Jr. and wife, Patricia H. Davis by deed from Jack D. Johnson and wife, Edith H. Johnson of record in Book 5057, page 746, said Register's Office.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5057, page 748, said Register's Office, securing a promissory note dated August 13, 1976, payable to the order of Commerce Union Bank, with a present unpaid principal balance of approximately $35,828.55, 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 (XX) property, known as 4289-4291 Sweden Drive (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 seised 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 10TH day of APRIL, 198

Joseph W. Davis, Jr. Joseph W. Davis Jr.

Patricia H. Davis Patricia H. Davis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph W. Davis, Jr. and wife Patricia H. Davis

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 10TH day of APRIL, 1978.

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ (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

WARRANTY DEED

FROM
Joseph W. Davis, Jr.

TO
Donald R. Baskin

E 5 9 5 3 8

IDENTIF. REFERENCE

APR 13 9 00 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

APR 13 78	CONV	42,238.55			
APR 13 78	S'TAX		B*	109.98	
APR 13 78	PR'FEE		B*	.50	
APR 13 78	W'DEED		B*	4.00	* 114.48