This Instrument prepared by: LANCASTER & FARMER, ATTORNEYS
Suite 100, 4207 Lebanon Rd., Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5281 PAGE 230	MAP-PARCEL NUMBERS:
Donald R. Baskin, et al. (NAME)	National Homes Acceptance Corp. (NAME)	Map 75-13
311 Rolling Mill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 250 Earl Ave. at Wallace (STREET ADDRESS)	Par 114
Old Hickory, TN 37138 (CITY) (STATE) (ZIP CODE)	Lafayette, Indiana 47902 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Baker Mortgage Corporation (subsequently assigned to National Homes Acceptance Corporation) as recorded in Book 5094, page 19, Register's Office for Davidson County, Tennessee, we, FRANK J. KESSLER and wife, JULEEN D. KESSLER, the Grantors herein,

MAY-4⁷⁸ CONV 38,551.76
MAY-4⁷⁸ S'TAX 3* 100.36
MAY-4⁷⁸ PR'FEE 3* .50
MAY-4⁷⁸ W'DEED 3* 4.00 * 104.86

have bargained and sold, and by these presents do transfer and convey unto the said DONALD R. BASKIN, A. TERRY BASKIN and ARTHUR J. BASKIN, as equal tenants in common,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 299 on the Plan of Hermitage Hills, Section 4, which is of record in Book 2900, page 136, Register's Office for Davidson County, Tennessee, which plan is incorporated herein by reference thereto for a more complete description thereof.

BEING the same property conveyed to Frank J. Kessler and wife, Juleen D. Kessler by deed from Eugene S. Reilly, III and wife, Carolyn C. Reilly, of record in Book 5094, page 17, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3181, page 587, said Register's Office, and/or any existing easements.

The parties to this conveyance also agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) The stove, dishwasher and two air-conditioning units are to remain on the premises at no additional cost to Grantees; and, (2) Grantors shall give possession of the said premises to the Grantees no later than seven (7) days from date of this deed, (3) Grantors' Escrow Deposit with National Homes Acceptance Corporation is to be transferred to the Grantees at no additional cost.

unimproved ( )
This is improved (X) property, known as 130 Bonnabrook Drive (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 2nd day of May, 19 78.

Frank J. Kessler
Frank J. Kessler

Juleen D. Kessler
Juleen D. Kessler

BOOK 5281 PAGE 231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK J. KESSLER and wife, JULEEN D. KESSLER

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 Hermitage, Tennessee, this 2nd day of May, 19 78.

My commission expires 11-12-80 Notary Public Kay Cooper

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,551.67
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald R. Baskin

Sworn to and subscribed before me
this 2nd day of May, 1978.

My commission expires 11-12-80. Notary Public Kay Cooper

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD., HERMITAGE, TN 37076
Name Address

E 63417

WARRANTY DEED

FROM

FRANK J. KESSLER, et ux

TO

DONALD R. BASKIN, et al.

IDENTIF. REFERENCE

MAY 4 9 55 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219