Form No. WD-1

BOOK 5289 PAGE 411

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF ~~DAVIDSON~~ Washoe

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

58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY 1978

Notary Public

MY COMMISSION EXPIRES: 3-21-1982

(AFFIX SEAL)

Washoe County
My Commission expires Mar. 21, 1982

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
Francis F. Mohrmann (NAME)	Dobson & Johnson, Inc. (NAME)	75-4
504 Trenton Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	189
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	4D-24091

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 Arthur John Baskin, Jr. and Donald R. Baskin AND A. Terry Baskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis F. Mohrmann and wife Florine L. Mohrmann

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 said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Arthur John Baskin, Jr., Donald R. Baskin and A. Terry Baskin by deed from A. H. Johnson, Jr., and wife, Creig Marie Johnson, of record in Book 5143, page 556, Register's Office for Davidson County, Tennessee.

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 $40,550.39, 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 (XX) improved property, known as 504 Trenton Court (House Number) (Street) Hermitage, Tennessee 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 hands this 5TH day of MAY, 1978

Arthur John Baskin, Jr. Arthur John Baskin Jr.

Donald R. Baskin Donald R. Baskin A. Terry Baskin: A. Terry Baskin

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 Arthur John Baskin, Jr. and Donald R. Baskin and A. Terry Baskin

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 5TH day of MAY 19 78

Commission expires 2-21-79

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

WARRANTY DEED

FROM Arthur John Baskin, Jr.

TO Francis E. Wohrmann

E 67085

IDENTIF. REFERENCE

MAY 24 10 54 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File

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

MAY 24 78	CONV	58,000.00			
MAY 24 78	S'TAX		B*	150.80	
MAY 24 78	PR'FEE		B*	.50	
MAY 24 78	W'DEED		B*	4.00	* 155.30