BOOK 5337 PAGE 141

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

43,200.00

Donald R. Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 1978

Notary Public

MY COMMISSION EXPIRES: 2-25-79

(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)	Churchill Mortgage Corporation (NAME)	3DZ-5902
311 Rolling Mill Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., 300 (STREET ADDRESS)	95-3
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	108

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 Samuel E. Helms, Jr. and wife Deborah B. Helms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Baskin and Arthur J. 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. 18 on the Plan of Merry Oaks, as of record in Book 1835, page 67 and 68, Register's Office for Davidson County, Tennessee.
SAID Lot No. 18 fronts 79 feet on the easterly side of Fairway Drive and runs back 265.2 feet on the northerly line and 282 feet on the southerly line, to a dead line, measuring 105 feet thereon.

BEING the same property conveyed to Samuel E. Helms, Jr. and wife, Deborah B. Helms by deed from Xavier B. Cosse and wife, Irene A. Cosse of record in Book 5257, page 188, Register's Office for Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4798, page 284, Register's Office for said County, securing a promissory note dated March 21, 1974, payable to the order of Mortgage Associates, Inc. (now Churchill Mortgage Corporation), with a present unpaid principal balance of approximately $24,572.16, 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 205 Fairway Drive (House Number) (Street) Nashville, TN 37214 (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 7TH day of SEPTEMBER, 1978

Samuel E. Helms, Jr.

Deborah B. Helms

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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 Samuel E. Helms, Jr. and wife Deborah B. Helms

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 7TH day of SEPTEMBER 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 (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

File Box 11

WARRANTY DEED

FROM Samuel E. Helms, Jr.

TO Donald R. Baskin

88375

IDENTIF. REFERENCE

SEP 13 10 23 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

SEP 13 78	CONV	43,200.00			
SEP 13 78	S'TAX		B*	112.30	
SEP 13 78	S'TAX		B*	.02	112.32
SEP 13 78	PR'FEE		B*	.50	
SEP 13 78	W'DEED		B*	4.00	* 116.82