This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5445 PAGE 592

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Seeley and wife, Pamela A. Seeley	Third National Mortgage Company	64-2-39
(NAME) 204 Montchanin Terrace	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory TN. 37138	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James E. Seeley and wife, Pamela A. Seeley and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged

We, A. Terry Baskin and wife, Donna Hicks Baskin

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Seeley and wife, Pamela A. Seeley *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Brandywine Farms, Section X, as of record in Book 4300, page 177, Register's Office for said County.

Beginning at a point on the southerly margin of Montchanin Drive, common front corner of Lots 189 and 190; thence south 82 deg. 52' east to a point; thence around a curve to the right 39.27 feet to a point; thence with the westerly margin of Montchanin Terrace 205.0 feet to a point; thence leaving said margin in a generally westerly direction 178.0 feet to a point; thence in a generally northerly direction 230.0 feet to the point of beginning.

Being the same property conveyed to A. Terry Baskin and wife, Donna Hicks Baskin by deed from Glenn E. Tidwell and wife, Hannalore Tidwell, of record in Book 4736, page 724, said Register's Office.

This conveyance is subject to an easement for overhang, an anchor easement, 50-foot building setback line from Monchanin Drive, and conditions of Owner's Certificate of record in Book 4300, page 177, said Register's Office; and restrictive covenants of record in Book 3816, page 544, as amended in Book 3843, page 951, Book 3886, page 720, and Book 4626, page 81, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 84,000.00

Subscribed and sworn to before me, this the 31st day of May 19 79.

My commission expires: 4/21/80 (Affix Seal)

Affiant James E Seeley

Notary Public Mary Ensey

unimproved ( )
This is improved (X) property, known as 204 Montchanin Terrace, Old Hickory, Tennessee 37138
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 31st *day of* May *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. Terry Baskin
A. Terry Baskin

Donna Hicks Baskin
Donna Hicks Baskin

BOOK 5445 PAGE 593

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* A. Terry Baskin and wife, Donna Hicks Baskin

the within named 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* 31st *day of* May, *19*79.

Mary Ensey *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC

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 .....

7363 06/05 222.90- CHECK

RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 236426

WARRANTY DEED

FROM
A. Terry Baskin and wife,
Donna Hicks Baskin

TO
James E. Seeley and wife,
Pamela A. Seeley

F. 32940

IDENTIF. REFERENCE

JUN 5 3 32 PM '79
FELIX Z. HALSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5445 PAGE 594

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

84000.00- CO
218.40 CO TX
.50 PRFEE
4.00 WDEED
CHECK 222.90-
7363A06/05/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 329401

IDENTIF. REFERENCE

JUN 5 3 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688361