BOOK 5494 PAGE 667

9777 09/07 196.04- CHECK

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

72,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 19 79.

Notary Public

MY COMMISSION EXPIRES: 1-

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry G. Pearse (NAME)	Mercantile Mortgage Company (NAME)	136-14
513 Bluewater Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	PARCEL 85
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	2D 62997

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, Dennis Basden and wife Karen Basden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry G. Pearse and wife Brenda Diane Pearse

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. 98 on the Plan of Castlegate - Section 1, which is of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dennis Basden and wife, Karen Basden, by deed of record in Book 5117, Page 257, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4649, Page 295, and Book 5129, Page 64, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 513 bluewater Drive (House Number) (Street) Nashville, TN 37217 (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 hand s this 5Th day of SEPTEMBER, 19 79

Dennis Basden by Frances LaRita Rhodes - Atty in Fact
Dennis Basden

Karen Basden by Frances LaRita Rhodes Atty in Fact
Karen Basden

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Basden and wife Karen Basden

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 SEPTEMBER 19 79

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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
Dennis Basden

TO
Barry G. Pearse

F 50578

IDENTIF. REFERENCE

SEP 7 9 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of September, 1979, before me personally appeared Frances LaReta Macke, to me known to be the person who executed the foregoing instrument in behalf of Dennis Basden et ux Karen Basden and acknowledged that she executed the same as the free act and deed of said Dennis Basden et ux Karen Basden.

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-21-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			72900.00- CO 169.54 CO TX .50 PRFEE 6.00 MOREG CHECK 196.04-	

9777A09/07/79 B4L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.50578

IDENTIF. REFERENCE

SEP 7 9 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 710122