6524 03/06 86.58- CHECK

Form No. WD-1

BOOK 5575 PAGE 447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$30,824.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 1980

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Terry Baskin & Donald R. Baskin (NAME)	Commerce Union Bank (NAME)	3DZ-38800
311 Rolling Mill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map 94-8
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 23

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, ~~XX~~ I, John Paul Shaffer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Terry Baskin and Donald R. Baskin, as tenants in common

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:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Dahlia Circle at the corner of Lots Nos. 43 and 44; thence with the line between said two lots southerly 165.5 feet; thence westerly 182.1 feet to the easterly margin of Pumping Station Road; thence with the same northerly 75.8 feet to the beginning of a curve; thence around said curve having a radius of 50 feet northeasterly 67.54 feet to the southerly margin of Dahlia Circle; thence with same easterly 106.2 feet to the beginning.

BEING the same property conveyed to John Paul Shaffer and wife, Joyce Ann Shaffer by deed from James D. Smith and wife, Millidean B. Smith, of record in Book 3791, page 970, said Register's Office, the said parties having since divorced, and the said Joyce Ann Shaffer having quitclaimed her interest in said property to John Paul Shaffer of record in Book 4342, page 242, said Register's Office, and being the same property conveyed to John Paul Shaffer and wife, Joyce Alma Robbins Shaffer, by quitclaim deed from A. T. Levine, Jr., Trustee, of record in Book 5390, page 852, said Register's Office, the said parties having since divorced , and the said Joyce Alma Robbins Shaffer having quitclaimed her interest in said property to John Paul Shaffer by quitclaim deed of record in Book 5570, page 804, said Register's Office.

...CONTINUED ON REVERSE SIDE.

This is unimproved ( ) improved (X) property, known as 1901 Dahlia Circle, Nashville, TN 37210
(House Number) (Street) (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 my hand this 5th day of March, 19 80

John Paul Shaffer:

John Paul Shaffer

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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 John Paul Shaffer

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 March 19 80

Commission expires 4/17/83

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 (this 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

WARRANTY DEED

FROM
JOHN PAUL SHAFFER

TO
A TERRY BASKIN AND
DONALD R. BASKIN

F. 79534

IDENTIF. REFERENCE

MAR 6 10 35 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14thFLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

...CONTINUED FROM FRONT SIDE:

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5571, page 498, said Register's Office, securing a promissory note dated February 21, 1980, payable to the order of Commerce Union Bank, with a present unpaid principal balance of approximately $25,350.00, 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.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			30824.28- CO	
			80.08 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	86.58-
6524A03/06/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.79534

IDENTIF. REFERENCE

MAR 6 10 35 AM '80

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

No. 745698