FORM NO. WD-1

BOOK 5596 PAGE 783

80-4-31

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,581.22

Fred C. Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 80.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred C. Baskin (NAME)	Pennamco, Inc. (NAME)	119-10
2714 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER)	1133 15th Street, N.W. (STREET ADDRESS)	Par 54
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Washington, D.C. 20005 (CITY) (STATE) (ZIP)	FB#6DA-34017

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, Robert F. Lance and Associates, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred C. Baskin and wife, Dorothy Kelley 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. 31 on the Plan of Hidden Acres, as of recordi n Book 1130, page 89, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert F. Lance and Associates by deed from William B. Jordan, and wife, Mary Ruth Jordan, of record in Book 5386, page 192, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to apy the unpaid balance owing on a certain note, executed by the Grantors herein to Baker Mortgage Company in the amount of $23,750.00 of record in Book 5105, page 837, said REgister's Office.

unimproved ( ) This is improved (X) property, known as 2713 Hartford Drive, Nashville, Tennessee 3721
(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 28th day of April, 19 80

ROBERT F. LANCE AND ASSOCIATES, INC.

BY: Robert F. Lance

STATE OF TENNESSEE
Davidson County

BOOK 5596 PAGE 784

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert F. Lance and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Robert F. Lance & Associates, Inc. the within named bargainor, a corporation, and that (he) as such President and ~~the~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert F. Lance as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 28th day of April, 1980.

My commission expires 6/7/80

_____
Notary Public

WARRANTY DEED

FROM Robert F. Lance & Associates

TO Fred C. Baskin

F 87420

IDENTIF. REFERENCE

APR 30 3 26 PM '80

FEE & TAX PAID REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6512 04/30 75.65- CHECK

FELIX Z. WIL
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5596 PAGE 785

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
			26581.22- CO	
			69.16 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.66-
6512A04/30/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F87420

T
IDENTIF. REFERENCE

APR 30 3 26 PM '80

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

No. 755301