TAXES ARE TO BE PAID BY:

A. Terry Baskin
344 Willow Bough Ln.
Old Hickory, Tenn

THIS INSTRUMENT PREPARED BY:
JERE N. McCULLOCH
ATTORNEY AT LAW
207 N. CUMBERLAND ST.
LEBANON, TN 37087

Map 72-3 Parcel 51.00

D E E D

BOOK 5599 PAGE 411

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand Dollars ($23,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, FRANCES G. RIGGINS, a widow, have this day bargained and sold, and by these presents do hereby transfer and convey unto A. TERRY BASKIN and DONALD R. BASKIN, as tenants in common, their heirs and assigns, forever, the following tract or parcel of land situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being the westerly 60 feet of Lot No. 240 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 240 fronts 60 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.
>
> Being the same property conveyed to Dudley K. Riggins and wife, Frances G. Riggins, by virtue of the deed from Bedford J. Meadows and wife, Margaret L. Meadows, dated May 14, 1969, as recorded in Book 4333, page 843, Register's Office for Davidson County, Tennessee. The said Dudley K. Riggins is deceased leaving Frances G. Riggins as owner of the subject property by virtue of her rights as a tenant by the entirety.

THIS IS IMPROVED PROPERTY known as 1218 Stratford Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said A. Terry Baskin and Donald R. Baskin, as tenants in common, their heirs and assigns, in fee simple, forever.

7/24 $23,000.00 CHECK

I COVENANT with said Grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the samd is free, clear and unencumbered; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Davidson County property taxes for the year 1980 shall be prorated as of the date of this deed.

WITNESS MY SIGNATURE hereto this 29TH day of April, 1980.

Frances G. Riggins
FRANCES G. RIGGINS

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainor, Frances G. Riggins, with whom I am personally acquainted, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 29TH day of April, 1980.

Alice P. Oakley
NOTARY PUBLIC

My commission expires: 9/24/80

The actual consideration or value, whichever is greater for this transfer is $ 23,000.00

Affiant

Sworn and subscribed before me this 6th day of May, 1980

Alice P. Oakley
NOTARY PUBLIC

My commission expires: 9/24/80

FILED FOR RECORD AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
MAY 7 1 51 PM '80

IDENTIFICATION REFERENCE

F 8 8 3 9 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5599 PAGE 413

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
			23000.00- CO	
			59.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 64.30-	
			7724A05/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F88391.

IDENTIFICATION REFERENCE

MAY 7 1 51 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 756467