855-13081-H
FILE BOX 9

FORM NO. WD-1

BOOK 5708 PAGE 659

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

A. Terry Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF FEBRUARY, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Ave., North, Nash. TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. TERRY BASKIN (NAME)	SAME (NAME)	19W-17425
344 Willow Bough Ln. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-12
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PAR: 178

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, JAMES F. ALLEN and wife, DAPHENE ALLEN, EDWARD WARD and wife, SARAH WARD, and DOYT F. ALLEN, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. TERRY 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. 59 on the Map of Neil S. Brown's Addition to Edgefield, now East Nashville, of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 59 fronts 50 feet on the northerly side of Marina Avenue and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to James F. Allen, Edward Ward and Doyt F. Allen, by deed from John R. Cheadle, Sr., Trustee, of record in Book 5558, Page 170, Register's Office for Davidson County, Tennessee.

DAPHENE ALLEN, wife of the said JAMES F. ALLEN, joins in this conveyance for the purpose of releasing any and all rights she may now, or at any time in the future, have in and to the above described property, especially her marital rights.

SARAH WARD, wife of the said EDWARD WARD, joins in this conveyance for the purpose of releasing any and all rights she may now, or at any time in the future, have in and to the above described property, especially her marital rights.

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 Grantee herein.

This is unimproved ( ) improved (X) property, known as 922 MARINA STREET (House Number) (Street) NASHVILLE, TN (P. O. Address) (City or Town) 37206 (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 seised 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 6th day of FEBRUARY, 1981

James F. Allen — JAMES F. ALLEN
Edward Ward — EDWARD WARD
Daphene Allen — DAPHENE ALLEN
Sarah Ward — SARAH WARD
Doyt F. Allen — DOYT F. ALLEN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES F. ALLEN and wife, DAPHENE ALLEN, EDWARD WARD and wife, SARAH WARD, and DOYT F. ALLEN, Unmarried

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 6th day of FEBRUARY 19 81

Commission expires 4/18/82

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 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

8866 02/06 61.10- CHECK

WARRANTY DEED

FROM

JAMES F. ALLEN et ux
DAPHENE ALLEN, EDWARD WARD et ux
SARAH WARD & DOYT F. ALLEN

TO

TERRY BASKIN

G 28592

IDENTIF. REFERENCE

FEB 6 2 26 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, inc.

Titles Guaranteed

NASHVILLE, TENN.

FILE BOX 9

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
			21000.00- CO	
			54.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	61.10-
8866A02/06/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 28592

IDENTIF. REFERENCE

FEB 6 2 27 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 805799