FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

James E. Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 1982.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

BOOK 5884 PAGE 716

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Baskin (NAME)	SAME (NAME)	117-4
1902 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	210
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA-505

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, Mary Ellen Reeves and husband, and James Edwin Trafton and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Baskin, single,

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 the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the A. B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described according to a survey made by Blanchard and Parrish, Engineers, February 22, 1940, as follows:

BEGINNING on the northerly margin of Cedar Lane at an iron pin located 100 feet west of the westerly margin of Battery Place, being the southwest corner of the property conveyed to J. L. Farringer by deed from Effie Frank Sensabaugh and husband, of record in Book 834, page 430, Register's Office for said County; thence with said Farringer's westerly line, northwardly 165 feet to an iron pin in the southerly line of a 5 foot strip given for pipeway; thence with said line, westwardly 125 feet to an iron pin; thence southwardly 165 feet to an iron pin in the northerly margin of Cedar Lane; thence with said Lane, eastwardly 115 feet to the beginning.

BEING the same property conveyed to Alma Walker Etheridge by deed from C. T. Vigus and wife, Doris Stokes Vigus, and Myrtle E. Vigus (a widow), of record in Book 1488, page 67, said Register's Office. Alma Walker Etheridge has since died devising said property to Mary Ellen Reeves and James Edwin Trafton by will of record in Will Book 136, page 358, Probate Court for said County.

This is (unimproved / improved) property, known as 1902 Cedar Lane, Nashville, Tennessee
(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 our hand s this 5th day of May, 19 82

x Mary Ellen Reeves
Mary Ellen Reeves

x James Edwin Trafton
James Edwin Trafton

x William L. Reeves
William L. Reeves

x Deborah L. Trafton
Deborah L. Trafton

OFFICIAL RECEIPT

STATE OF ~~TENNESSEE~~ Davidson County OF } ARKANSAS Pulaski

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ellen Reeves and husband, William L. Reeves

the bargainors, 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 Little Rock, Arkansas, ~~Tennessee~~, this 10th day of May 19 82

Commission expires 5/1/85

Notary Public

STATE OF ~~TENNESSEE~~ Davidson County OF } KANSAS Jewell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edwin Trafton and wife, Deborah L. Trafton

the bargainors, 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 Mankato, Kansas, Tennessee, this 5th day of May 19 ____

LORIE S. GEMAEHLICH State of Kansas My Appointment expires November 17, 1984

Lorie S Gemaehlich

Notary Public

WARRANTY DEED

FROM

Mary Ellen Reeves and husband, and James Edwin Trafton and wife,

TO

James E. Baskin

G 9 1 0 5 T

IDENTIF. REFERENCE

MAY 13 8 38 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

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
			59000.00- CO	
			153.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	159.90-
6844A	05/13/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9. 1:0:5 1:

IDENTIF. REFERENCE

MAY 13 8 38 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 880800