Information furnished by parties.

BOOK 6051 PAGE 276

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,825.02

A. Terry Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 19 83

Notary Public

MY COMMISSION EXPIRES: 1-22-1985

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Terry Baskin (NAME)	Wachovia Mortgage Company (NAME)	3DZ-82460
344 Willow Bough Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	97-9
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	31

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, John Thomas Hicks, Jr., 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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hickory Bend,, Section 7, as of record in Book 3600, page 29, Register's Office for said County, to which plat reference is hereby made for a more detailed description thereof.

BEING the same property conveyed to John Thomas Hicks, Jr., unmarried, by deed from A. Terry Baskin and wife, Donna H. Baskin, of record in Book 5999, page 596, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a Deed of Trust filed of record in Book 5999, page 599, Register's Office for said County, which grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to grantee herein.

This is unimproved ( ) improved (XX) property, known as 3407 Lauer Drive (House Number) (Street) Nashville, TN 37214 (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 25TH day of APRIL, 19 83

X John Thomas Hicks, Jr.

John Thomas Hicks, Jr.

STATE OF TENNESSEE }
County of Davidson }

BOOK 6051 PAGE 277

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Thomas Hicks, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of APRIL 19 83.

Commission expires 7/21/85

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM John Thomas Hicks, Jr.

TO A. Terry Baskin

H 45930

IDENTIF. T REFERENCE

MAY 4 2 48 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

05/04 132.83- CHECK

5157

BOOK 6051 PAGE 278

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6051 PAGE 278

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
			44625.02- CO	
			116.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.98-
5157A05/04/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H45930

IDENTIF. REFERENCE

MAY 4 2 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946729