Box 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-12-46	D. F. Sullivan & D. Hays Route 1, Box 83 Pegram, TN. 37143	New Owner BOOK 6071 PAGE 763
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-38110	805-45th Avenue, North	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES R. BASKETTE and wife, BRENDA D. BASKETTE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DARCE F. SULLIVAN and DAVID RAY HAYS, TENANTS IN COMMON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 104, 106 and 108 of Block 61, in Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75.

Said Lots Nos. 104, 106 and 108 front 25 feet each on the westerly side of 45th Avenue,North, formerly 4th Street and run back between parallel lines 110 feet to an alley, Lot No. 108 is bounded on the north by an alley 25 feet wide.

Being the same property conveyed to James R. Baskette and wife, Brenda D. Baskett, by deed from Frank R. Baskette, widower, as of record in Book 5211, page 137.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1983 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of June, 1983.

James R. Baskette

Brenda D. Baskette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6071 PAGE 764

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Baskette and wife, Brenda D. Baskette 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, the 8th day of June, 1983.

My commission expires: 4-20-86

Mary Ann Kelley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

D. F. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 1983

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM

JAMES R. BASKETTE AND WIFE

TO

DARCE F. SULLIVAN AND

DAVID RAY HAYS

H 52832

IDENTIF. REFERENCE

JUN 8 3 34 PM '83

FELIX Z. WINSTON, JR. REGISTER
DAVIDSON COUNTY, TN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF

BOOK 6071 PAGE 765

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
			13500.00- CO	
			35.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	41.60-
			3537A06/08/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.2 8 3 2

IDENTIF. REFERENCE

JUN 0 3 3 34 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 954855