FORM No. WD-1

BOOK 6201 PAGE 448

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 1983

Notary Public

MY COMMISSION EXPIRES: [illegible] 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Don Baskin			OWNER			MAPS 75-12 & 75-11
(NAME)			(NAME)			
4551 Baton Rouge						PARCELS 14 & 108
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Hermitage, TN 37076						
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, J & L Builders, a Partnership composed of James A. Powell and Larry W. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Baskin, married

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 Nos. 231 and 232 on the Resubdivision of the Highlands of Tulip Grove, Section 3 of record in Plat Book 5210, Page 125, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

BEING part of the same property conveyed to J & L Builders by deed of record in Book 6059, Page 586, Register's said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 4793, Page 157, Book 4849, Page 767, Book 5028, Page 357, Book 5545, Page 321, and Book 6017, Page 179, Register's Office said County.

83866

IDENTIF. REFERENCE

Dec 27 11 24 AM '83

PUSH

This is unimproved (XX) improved ( ) property, known as Lot Nos. 231 & 232 (House Number) (Street) Hermitage, TN 37076 (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 heir 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 covey 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 9th day of December, 1983

J & L Builders

James A. Powell

Sybil J. Powell

Larry W. Powell

Carol A. Powell by Larry W. Powell as Attorney-In-Fact

The said Sybil J. Powell and Carol A. Powell are joining in this conveyance to convey [illegible] property.

BOOK 6201 PAGE 449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J & L Builders, a Partnership composed of James A. Powell and Larry W. Powell, and Sybil J. Powell

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 Nashvill, Tennessee, this 22nd day of December, 19 83

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

J & L Builders

TO

Don Baskin

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of December, 1983, before me personally appeared Larry M. Powell, to me know to be the person who executed the foregoing instrument on behalf of Carol A. Powell, and who acknowledged that he executed the same as the free act and deed of the said Carol A. Powell, by virtue of that Power of Attorney, duly executed by the said Carol A. Powell, and appearing of record in Book 6114, Page 481 , respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this the 22nd day of December, 1983.

Notary Public

My Commission Expires: 10-20-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6201 PAGE 450

RECEIVED OF _____

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

115500.00-	CAMT.
300.30	CSTAX
.50	PRFEE
6.00	WDEED
CHECK ·	306.80-
1883A 12/27/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 53866

IDENTIF. REFERENCE

DEC 27 11 55 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 2426