BOOK 6217 PAGE 13

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$73,100.00 Crist N. Gouvakis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 84.

Ollie Mae Parsley
Notary Public

MY COMMISSION EXPIRES: July 18, 1987

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
Crist N. Gouvakis (NAME)	Commerce McGehee Mortgage, Inc. (NAME)	4D-67909
(STREET ADDRESS OR ROUTE NUMBER)	6055 Primacy Parkway, #410 (STREET ADDRESS)	75-11
(CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	108

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, Donald R. Baskin, A. Terry Baskin and Arthur J. Baskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Crist N. Gouvakis and wife, Debby Gouvakis

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. 232 on the resubdivision of Lots 229 thru 239, Highlands of Tulip Grove, Section 3, of record in Book 5210, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Donald R. Baskin, A. Terry Baskin and Arthur J. Baskin by quitclaim deed from Don Baskin and wife, Beverly W. Baskin, of record in Book 6217, page 11, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 4793, page 157, Book 4849, page 767, Book 5028, page 357, Book 5545, page 321 and Book 6017, page 179, said Register's Office, and all other existing easements and setback lines of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust filed of record in Book 6205, page 567, said Register's Office, to secure an indebtedness to Commerce McGehee Mortgage, Inc., which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

CHECK

This is improved ( ) unimproved (xx) property, known as 113-115 Belgium Court Hermitage, TN 37076
(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 16th day of January, 19 84

Donald R. Baskin A. Terry Baskin Arthur J. Baskin

7429 10/19/84 15:56

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6217 PAGE 14

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Baskin, A. Terry Baskin and Arthur J. Baskin

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 Nashville, Tennessee, this 16th day of January, 1984

Commission expires July 18, 1987

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

DONALD R. BASKIN ET AL

TO

CRIST N. GOUVAKIS AND WIFE,

DEBBY GOUVAKIS

RUSH

FILED
DAVIDSON COUNTY, TN
JAN 19 12 16 PM '84

IDENTIFICATION REFERENCE

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

H 9 8 5 2 7

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6217 PAGE 15

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
			73100.00- CAMT.	
			190.06 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 196.56-	
7429A01/19/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H98527

IDENTIF. REFERENCE

JAN 19 12 16 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 7816