File 31

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IDENTIF. REFERENCE

AUG 10 11 44 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

BOOK 6357 PAGE 291

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Donald R. Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 84

Nancy B. Potter
Notary Public

MY COMMISSION EXPIRES: 4/27/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Baskin (NAME)	Owner (NAME)	Map 175-11 Parcel 188 and 187
4551 Baton Rouge (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, Capital Security Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Baskin and wife Beverly 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.

BEING Lot Numbers 15, 16, on the Plan of Meadows of Tulip Grove, Section One, as of record in Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Capital Security Corporation by deed from Federal Deposit Insurance Corporation, of record in Book 6053, Page 571, Register's Office for said County.

THIS conveyance is subject to Taxes for the year 1984, and subsequent years.

THIS conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899, Register's Office for said County.

This is unimproved (X) improved ( ) property, known as Lots 15 and 16 Bradley 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 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 my hand this 8th day of August, 19 84

Capital Security Corporation

By: William L. Renick, Jr. President

William L. Renick, Jr., President

BOOK 6357 PAGE 292

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence) the bargainor _____ 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 _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the Undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William L. Renick, Jr. and _____ with whom I am personally acquainted/and who upon (his oath) acknowledged (himself) (or proved to me on the basis of satisfactory evidence) to be the President and _____ respectively of the Capital Security Corporation the within named bargainor, and corporation, and that (he) as such President 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 William L. Renick, Jr. as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 8th day of August 19 84

My commission expires 10-20-85

Patricia Ann Peters
Notary Public

WARRANTY DEED

FROM

Capital Security Corporation

TO

Donald R. Baskin

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6357 PAGE 293

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
			30000.00-	CAMT.
			78.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 84.50-
			1232A08/10/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 10 11 44 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060054