File 31

1239 WOOD'S TITLE CHECK

FORM NO. WD-1

QUITCLAIM DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION ~~OR VALUE WHICH EVER IS GREATER~~ FOR THIS TRANSFER IS $ -0-

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES F. BROWN, JR. ATTORNEY, 1161 Murfreesboro Road, S-316; Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & D Investment Builders (NAME)	(Owner) (NAME)	Map 175-11
940 Allen Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 188 and ~~187~~
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 and wife Beverly Baskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & D Investment Builders, Inc.

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:~~ all their right title and interest in and to that certain tract or parcel of land in 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 Donald R. Baskin and wife Beverly by deed from Capital Security Corporation, of record in Book 6357, Page 291, Register's Office for said County.

THIS conveyeance 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 ( ) improved (X) property, known as Lots 15 and 16 Bradley Court Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

~~AND THE SAID GRANTORS DO HEREBY COVENANT WITH THE GRANTEES THAT THEY ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND AS A GOOD AND INDEFEASIBLE ESTATE IN FEE SIMPLE AND HAVE A GOOD RIGHT TO CONVEY THE SAME AND THAT THE SAME IS UNENCUMBERED, AND THAT THEY WILL AND THEIR HEIRS SHALL WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE GRANTEES AND 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 hands this 8th day of August, 19 84

Donald R. Baskin

Beverly Baskin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Baskin and wife Beverly Baskin

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 8th day of August 1984

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
Davidson County

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

QUITCLAIM DEED

~~WARRANTY DEED~~

FROM

Donald R. Baskin and wife Beverly Baskin

TO

B & D Investment Builders, Inc.

CHARLES F. BROWN, JR.
ATTORNEY AT LAW
1161 Murfreesboro Rd., S-315
Nashville, TN 37217
333-0756

I 4 2 2 9 5

IDENTIF. REFERENCE

AUG 10 11 40 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH