FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $40,850.00

A. Terry Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85
(AFFIX SEAL)

BOOK 6533 PAGE 212

**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 |
| A. Terry Baskin (NAME) | AmSouth Mortgage Company, Inc. (NAME) | MAP 75-11 |
| 344 Willow Bough Lane (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | PARCEL 122 |
| Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP) | Birmingham, Alabama 35201 (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, B & D Investment Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Terry Baskin and wife, Donna 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 No. 80A of the Zone Lot Division of Lot Nos. 1, 2, 3, and 74 through 82 of the Meadows of Tulip Grove, Section 1, of Record in Book 6250, Page 304, amending the Plan of Record in 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 B & D Investment Builders, Inc. from A. Terry Baskin and wife, Donna Baskin, of record in Book 6357, Page 307, Register's Office for said County.

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

I 9 6 4 8 4

IDENTIF. REFERENCE

APR 15 11 03 AM '85

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 677 Mercer Drive, (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 my hand this 8th day of April, 19 85

B & D Investment Builders, Inc.

By: Bruce Vencill, President

7303

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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

the bargainor, with whom I am personally acquainted/and who acknowledged that (or proved to me on the basis of satisfactory evidence) he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of April 19 85

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 Bruce Vencill 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 B & D Investment Builders, Inc. 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 Bruce Vencill 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 April 19 85

My commission expires 10-20-85

Notary Public

WARRANTY DEED

FROM

B & D Investment Builders, Inc.

TO

A. Terry Baskin
Donna 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 _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 40850.00- CAMT.<br>106.08 CSTAX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 112.58-<br>7903A04/15/85 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 9 6 4 8 4

IDENTIF. REFERENCE

APR 15 11 03 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No. 124840**