BOOK 6577 PAGE 311

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,455.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Robinson (NAME)	AmSouth Mortgage Company, Inc. (NAME)	4D-67918
805 Bradley Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	MAP 75-11
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	PARCEL 187

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, Donald R. Baskin and wife, Beverly Baskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Robinson, unmarried

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. 16A, of the Zone Division of Lot Nos. 44 through 17 of the Meadows of Tulip Grove, Section I, of Record in Book 6250, Page 363, amending the Plan of Record in Book 5200, Page 612, Register'ss Office for Davidson County, Tennessee.

BEING the same property conveyed to Donald R. Baskin by deed from B & D Investment Builders, Inc., of record in Book _____, Page _____, 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.

This conveyance is subject to a Deed of Trust executed by Donald R. Baskin and wife, Beverly Baskin, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated May 23, 1985, and filed for record in Book _____, Page _____, Register's Office for said County, with an unpaid principal amount of approximately $47,955.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Unimproved ( ) Improved (XX) property, known as 805 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 our hand s this 31st day of May, 19 85

Beverly Baskin
Beverly Baskin

Donald R. Baskin
Donald R. Baskin

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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 Donald R. Baskin and wife, Beverly Baskin

(or proved to me on the basis of satisfactory evidence)

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 31st day of May, 1985.

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) 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 _____

(or proved to me on the basis of satisfactory evidence)

his oath himself

(they)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

J. I. I 3. 3 O

IDENTIF. REFERENCE

JUN 10 8 01 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

~~Donald R. Baskin~~
Beverly Baskin

TO

Ronnie Robinson

RETURN TO:

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

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT
PHILIP B. 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

50455.00- CAMT.
131.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 137.80-
6098A06/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.I 3:30

IDENTIF. REFERENCE

JUN 10 8 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142566