THIS INSTRUMENT PREPARED BY: STEWART & BLACK, ATTORNEYS 223 MADISONSTREET MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert R. Misskelly (NAME)	SAME (NAME)	Map 10
3051 Ivey Point Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 30,31,35 10D-17035 10D-10230 10D-17235
Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------Ten and NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

BOOK 6628 PAGE 798

William R. Baskin and Betty Jean Baskin Fain, co-Executors of the Estate of Mattie E. Baskin, hereinafter referred to as Grantors,

28079

IDENTIFICATION REFERENCE

AUG 13 9 42 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Herbert R. Misskelly et ux, Ruth Darlene Misskelly, hereinafter referred to as Grantees, their..... *heirs and assigns, a certain tract or parcel of land in* Davidson.....*County, State of Tennessee, described as follows, to-wit:*

Being in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a railroad spike, said point located 422 feet, more or less, southeast as measured along the center line of said Road, from the southeast corner of the tract of land conveyed to Paul E. Ballafant and wife, by deed of record in Book 3168, page 295, Register's Office for said County; thence north 8° east 1410 feet to an iron pin; thence south 85° 45' east 310 feet to an iron pin; thence south 7° 05' west 1703.8 feet to a railroad spike in Ivey Point Road; thence with said Road, north 53° 04' west 269.4 feet and north 68° 50' west 155.8 feet to the point of beginning, containing 12 acres , more or less.

Included in the above description is the following described property which was conveyed by James L. Baskin et ux, Mattie E. Baskin to B.R.H. Company by deed of record in Book 3924, page 113 said Register's Office and subsequently reconveyed to the said James L. Baskin et ux, Mattie E. baskin by deed of record in Book 4103, page 822 said Register's Office. Said portion of the above described property is described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being part of a tract of land identified as Tract No. A-2, of the Ballafant Property Tracts, described according to a plat made by Hickerson and

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $52,600.00

Affiant

Subscribed and sworn to before me, this the 12th day of August 1985

My commission expires: 7-17-88 (Affix Seal)

Notary Public

Hickerson , Engineers, dated January 25, 1964, and being more particularly described according to a survey made by E. L. Miller, Surveyor, dated April 2, 1965, known as Job No. 70-65, described as follows:

Beginning at a point on the northerly margin of Ivey Point Road, said point being the common front corner of Tracts A-1 and A-2; thence northerly along the common lines of said tracts 430 feet to a point; thence eastwardly 95 feet to a point; thence southwardly 462 feet to a point which is located on the northerly margin of Ivey Point Road; thence westerly along said road 100 feet to the point of beginning.

Being the same property conveyed to James L. Baskin et ux, Mattie E. Baskin by deeds of record in Book 3679, page 277 and Book 4103, page 822 said Register's Office. The said James L. Baskin et ux, Mattie E. baskin, having since died. James L. Baskin predeceased Mattie E. Baskin. Mattie E. Baskin died June 22, 1985. Under the Last Will and Testament of Mattie E. Baskin the co-Executors of her Estate, William R. Baskin and Betty Jean Baskin Fain are directed to sell and convey said property and they hereby execute this deed as the duly qualified co-Executors of said Estate. The Last Will and Testament of Mattie E. Baskin is of record in Will Book 151, page 434, Probate Court for Davidson County, Tennessee.

According to Davidson County tax maps and records of Robertson County Tax Assessors Office it appears that a small portion of the subject property being at the northwest corner of said property and being further identified as Parcel 30 of Map 10 of the Davidson County Map system lies in Robertson County, Tennessee, however, said property does not currently appear on the Robertson County tax roles. Property taxes on said property currently assessed by Davidson County and paid to the Davidson County, Trustee.

This is unimproved ( ) improved ( ) property, known as 3051 Ivey Point Road, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

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, their *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.*

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.*

***Witness** hand this* 12th *day of* August, *19*85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William R Bask Co-executor
WILLLIAM R. BASKIN, Co-executor u/w of Mattie E. Baskin

Betty Jean Baskin Fain
BETTY JEAN BASKIN FAIn, Co-Executor u/w of Mattie E. Baskin

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* William R. Baskin, Co-Executor u/w of Mattie E. Baskin

BOOK 6628 PAGE 800

the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 2nd *day of* August, *19* 85.

Anna B. Black, *Notary Public.*

Commission Expires 7-17-88.

STATE OF Rhode Island
COUNTY OF

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* BETTY JEAN BASKIN FAIN, Co-Executor u/w of Mattie E. Baskin

the bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Warwick, R.I. *this* 29th *day of* July, *19* 85.

Vincent K. Marcheso, *Notary Public*

Commission Expires 6-30-86.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in .....,
this ..... *day of* ....., *19* .....

.....
Notary Public

Commission Expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6628 PAGE 801

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52600.00- CAMT.	
			136.76 CSTAX.	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	146.26-
6855A	08/13/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2807.9

IDENTIFICATION REFERENCE

AUG 13 9 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN