B0430

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,300.00

Richard J. Sawyers Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF August 19 85

P. Phillip Jones
Notary Public

MY COMMISSION EXPIRES: November 1988

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard J. Sawyers, Sr. (NAME)	National Mortgage Company (NAME)	150-1-102
2717 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	2D-41172
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38118 (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, Dorothy Jackson Baskin, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard J. Sawyers, Sr.

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:

Land in Davidson County, Tennessee, being Lot No. 268 on the plan of Section Four, Edge-O-Lake Estates, of record in Book 3600, pages 87 and 88, Register's Office for said County.

Said Lot No. 268 fronts 81.0 feet on the southwesterly margin of Mossdale Drive and extends back 144.58 feet on the northwesterly line and 159.91 feet on the southeasterly line to a dead line in the rear, measuring 64.31 feet thereon.

Being the same property conveyed to Grady T. Baskin and wife, Dorothy E. Baskin by deed from Stevens and King Construction Company, of record in Book 4472, page 843, said Register's Office. Grady T. Baskin and Dorothy E. Baskin have since been divorced by Final Decree of the 4th Circuit Court , Document No. 83939, Circuit Court Clerk's Office for said County. Grady Taylor Baskin has since conveyed his interest in subject property to Dorothy Jackson Baskin by deed of record in Book 5091, page 54, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 3836, page 23, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved (XX) unimproved ( ) property, know as 2717 Mossdale Drive, Nashville, TN 37217
(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 heirs 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 convey 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 her hand this 16th day of August, 19 85

Dorothy Jackson Baskin

Dorothy Jackson 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 Dorothy Jackson 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 Nashville, Tennessee, this 16th day of August, 1985.

Commission expires November 1, 1987

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Dorothy Jackson Baskin,

Unmarried

TO

Richard J. Sawyers, Sr.

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Aug 21 8 54 AM '85

IDENTIFICATION REFERENCE

3 0 1 1 6

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

7030 . 0- CASH
182.73 STATE
.50 PROBATE
6.00 MORTGAGE
CHECK 189.23-
9312A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30116

IDENTIFICATION REFERENCE

AUG 21 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165221