This Instrument Prepared By:
WILLIAM G. TRABER, ATTORNEY AT LAW
107 Donelson Pike
P. O. Box 140255
Nashville, TN 37214

BOOK 6836 PAGE 923

ADDRESS NEW OWNER:
Donald R. Baskin
5964 PORT ANADARKO TRAIL
HERMITAGE, TN. 37076

SEND TAX BILLS:
SAME

MAP-PARCEL:
Map 54-14
Par. 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Erwin C. Hardison, Jr. and wife, Lessie Marguerite Hardison, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donald R. Baskin and wife, Beverly W. 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:

> Land in the 4th Civil District of Davidson County, Tennessee, being lot No. 143 on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, page 108, Register's Office for said county, described as follows:
>
> Beginning at a point in the northeasterly margin of Kennett Road, common corner of Lots Nos. 142 and 143; thence with the line between said two lots north 66 degrees 32' east 221.6 feet; thence south 16 degrees 00' east 203.2 feet to a point in the northwesterly margin of Loviers Lane; thence with said margin south 74 degrees 00' West 185.0 feet to a monument; thence around a curve northwesterly 39.27 feet to a point in the northeasterly margin of Kennett Road; thence with said margin northwesterly 149.8 feet to the point of beginning.
>
> Being the same property conveyed to Erwin C. Hardison, Jr. and wife, Lessie Marguerite Hardison by deed from Paul A. Parris, Jr. and wife, Dorris Fay Parris, as of record in Book 4375, page 845, said Register's Office.

This is unimproved property known as Lot 143, Brandywine Farms, Old Hickory, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of April, 1986.

x Erwin C. Hardison, Jr. x Lessie Marguerite Hardison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Erwin C. Hardison, Jr. and wife, Lessie Marguerite Hardison, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 21st day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 10-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

x Ewald R. Baskin
AFFIANT

Subscribed and sworn to before me this 21st day of April, 1986.

NOTARY PUBLIC
My Commission Expires: 10/19/86

IDENTIFICATION REFERENCE

APR 24 8 56 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

94219

State Tax $
Fee $ .50
Recording Fee $
Total
Receipt No
MAT[illegible] E
REGISTER OF DEEDS
WILSON CO. TENN.
By
Deputy

Mail to:
William G. Traber
P. O. Box 146255
Nashville, Tenn. 37214

Filed for record 19
at O'clock M.
Noted In Note Book Page #
Recorded In Book # Page
In the Register's office, for
Wilson County, Tennessee.
On this day of 19
Register
By
Dep. Reg.

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
6347A04/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9421.9

IDENTIF. REFERENCE

APR 24 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240355