This instrument prepared by: Ballew-Freeman, P. O. Box 1368, Madison, TN 37116

BOOK 7056 PAGE 828

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald Basham, et ux (NAME)	same Mortgagee: none (NAME)	83-13-245
5015 Lake Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------$10.00---------- Dollars,

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations,

MINNIE LEE BALDWIN, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said GERALD BASHAM AND WIFE, JEANETTE BASHAM

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30, on the plan of Payne, Blakemore and Cummings' Addition, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the westerly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to S. F. Baldwin and wife, Minnie Lee Baldwin by deed from Tom J. Sims, Jr. and wife, Bertna Mary Gray Sims of record in Book 1562, page 463, said Register's Office. The said S. F. Baldwin having since died.

6873.4

IDENTIFICATION REFERENCE

DEC 2 1 50 PM '86

LUCY E. WILSON REGISTER DAVIDSON COUNTY, TN

HCAW

STATE OF TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,550.00

Subscribed and sworn to before me this the 1st day of December 19 86

Affiant

My commission expires: 6-29-89 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 514 S. 12th St., Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hands this 1st day of December, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

12/02/86

Ruth Baldwin

RUTH BALDWIN, Atty. in Fact for
Minnie Lee Baldwin

217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7056 PAGE 829

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Baldwin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument on the behalf of Minnie Lee Baldwin, and acknowledged the execution of same as being the free act and deed of Minnie Lee Baldwin.

Witness my hand and official seal at office in Madison, Tennessee, this 1st day of December, 1986.

Commission expires: 6-29-89 Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____ BOOK 7056 PAGE 830

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

10500.00- CANT.
29.40 CSTAX
.50 PRFE
6.00 MORT
CHECK 35.90
217241 12/02/86 DAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 7 3 4

IDENTIFICATION REFERENCE

DEC 2 1 50 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 17994