PREPARED BY:
Grissim and Hodges
323 Union Street
Nashville, TN 37201
(615) 255-7496

WARRANTY DEED

BOOK 7057 PAGE 28

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NO.
Joan M. Warner 704 Will Place Hermitage, TN 37076	Same	Map 75-11 Parcel 214

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, A. Terry Baskin, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Joan M. Warner, hereinafter called the grantee, her heirs and assigns, all my right, title and interest in the following described tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1B of the Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82 of the Meadows of Tulip Grove, Section I, of Record in Book 6250, page 304, amending the Plan of Record in Book 5200, page 612, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to A. Terry Baskin from B & D Investment Builders, Inc., of record in Book 6572, page 273, 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 is improved property known as 704 Will Place, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said grantee, her heirs and assigns, forever; and I do covenant with the said grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, her 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.

Donna H. Baskin, wife of the Grantor, joins herein for the purpose of conveying to the Grantee and relinquishing any marital interest, whether by way of widow's elective share, homestead or otherwise, which she may now or hereafter have in the Property.

WITNESS our hands this 26th day of November, 1986.

A. Terry Baskin

Donna H. Baskin

IDENTIFICATION REFERENCE

Dec 2 3 12 PM '86

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

68814

12/2 145.34 CHG K

2351

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Terry Baskin, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of November, 1986.

Michele House
NOTARY PUBLIC
My Commission expires: 4-17-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna H. Baskin, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of November, 1986.

Peggy L. Hicks
NOTARY PUBLIC
My Commission expires: 4-19-1987

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $49,778.00.

Affiant

Sworn to and subscribed before me this 26th day of November, 1986.

Michele House
NOTARY PUBLIC
My Commission expires: 4-17-88

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

RECEIVED OF _____

FOR _____

BOOK 7057 PAGE 30

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
			45770.00- CONT.	
			135.45 STATE	
			.50 PROBATE	
			6.00 MISC	
			CHECK	145.75-
			2021 A/C/DC/DC TAL	.?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68814

IDENTIFICATION REFERENCE

Dec 2 3 12 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18143