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BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32700.00

Subscribed and sworn to before me, this the 16 day of January, 19 87

Affiant

My commission expires: 1-10-89 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tommy Hardy dba Hardy Realty Co.	Owner
403 Robertson Road	
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37209	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 091-09-0 285.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TERESA DODSON BASKIN JOINED BY HER HUSBAND, PEYTON BASKIN

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO TOMMY HARDY dba HARDY REALTY CO.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 5-B on the Plan of Zone Lot Division, Lots 4 and 5, Nall Heights,, of record in Plat Book 5190 at page 548, as amended in Book 5200, page 733, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa A. Dodson, Unmarried, by deed recorded in Book 6337 at page 331, Register's Office for Davidson County, Tennessee. The said Teresa A. Dodson has since married and is now known as Teresa Dodson Baskin. The said Teresa Dodson Baskin is being joined by her husband, Peyton Baskin, to convey any and all marital interest he may have in said property.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

CHECK 85561

IDENTIFI. REFERENCE

JAN 21 8 50 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 513 Nall Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16 day of January, 19 87

X Teresa Dodson-Baskin
Teresa Dodson Baskin

X Peyton Baskin
Peyton Baskin

State of Tennessee
County of Davidson

On this 16 day of January, 19 87, before me personally appeared TERESA DODSON BASKIN JOINED BY HER HUSBAND, PEYTON BASKIN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

3870 .: 0- CAMT.
21.50 CSTAX
.50 PRFE
6.00 WDE
CHECK 28.06-
1230A01/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85561

IDENTIFICATION REFERENCE

JAN 21 8 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36802