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60064

IDENTIFICATION

AUG 18 12 07 PM '88

DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Edith M. Grice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 88

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 2-27-89

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edith M. Grice (NAME)	Lomas & Nettleton (NAME)	MAP 73-1
2000 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4460 Corporation Lane (STREET ADDRESS)	PARCEL 68
Nashville, TN 37216 (CITY) (STATE) (P O ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	15D 36355

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, Carl Edward Basham and wife, Deborah Ann Basham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edith M. Grice

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. 15 of Block "A" on the Map of Happy Valley Subdivision, not of record, described according to a copy of a survey by Z. J. Wilkinson, Surveyor, 9/2/1945, as follows: Beginning at a point in the Southerly margin of Williams Ferry Road, the corner of Lot Nos. 15 and 16; thence with the line between said lots, southerly 170.5 feet to the corner of said lots, and of Lot Nos. 34 and 35; thence with the line between Lots Nos. 15 and 34, westerly 75 feet to the corner of said Lots and of Lots. Nos. 14 and 33; thence with the line between Lots Nos. 14 and 15, northerly 168.5 feet to the south margin of Williams Ferry Road; thence with the margin of the same easterly 75 feet to the point of beginning.

Being the same property conveyed to Carl Edward Basham and wife, Deborah Ann Basham by deed of record in Book 4913, page 948, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4457, page 44, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved
This is improved (X) property, known as 2000 Riverwood Drive, Nashville, TN 37216
(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 our hand s this 15th day of August, 19 88

Deborah Ann Basham
Deborah Ann Basham

Carl Edward Basham
Carl Edward Basham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Edward Basham and wife, Deborah Ann Basham

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of August 19 88

Commission expires 2-27-89

Notary Public

STATE OF TENNESSEE

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

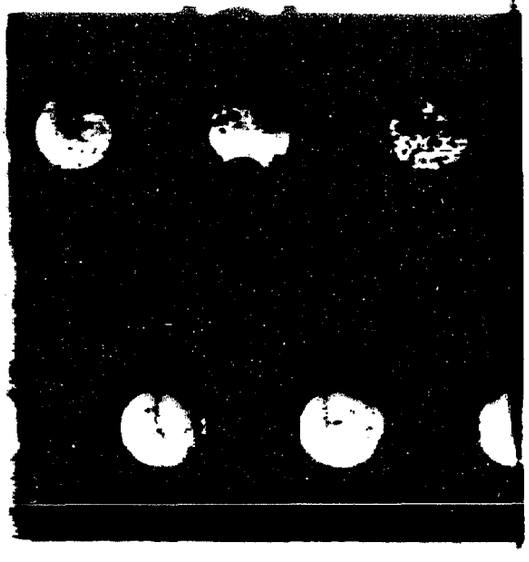
WARRANTY DEED

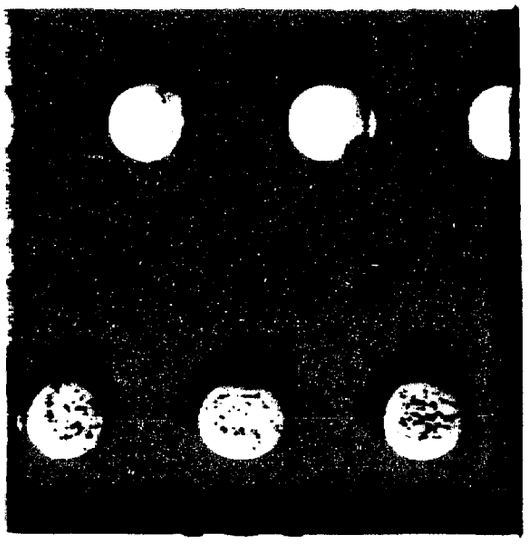
Carl Edward [redacted]
Deborah Ann Basham

Edith M. Grice TO

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

8571 08/18 0101 03CHECK 179.75





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	52500.00
CON TX	173.25
PRFEE	0.50
MBEED	6.00
TOTAL	179.75
CHECK	179.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [redacted] 0001 8571

60064

Aug 18 12 07 PM '98

No. 125110