6453

FORM No. WD-1

BOOK 7635 PAGE 383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Jane Eakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 19 88

Carolyn Deeds
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JANE EAKES	SAME	MAP 84-16
(NAME) P.O. Box 140510	(NAME)	PARCEL 70
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37214	(STREET ADDRESS)	3DZ 67285
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, A. TERRY BASKIN AND DONALD R. BASKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE EAKES

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. 39 on the Plan of Hargis Heights of record in Plat Book 974, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 which is a corner lot, fronts 87.5 feet on the easterly margin on McGavock Lane (now being McGavock Pike), and fronts 175.0 feet on the southerly margin of Stinson Road, said frontage being joined by a curve having a radius of 25 feet and extends back 112.5 feet on the easterly line and 200 feet on the southerly line to a point of intersection.

Being the same property conveyed to A. Terry Baskin and Donald R. Baskin, by deed of record in Book 6261, page 484, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

6 1 7.3 5.

IDENTIFICATION REFERENCE

Aug 25 10 46 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0615 08/25 0101 03CHECK 225.95

This is unimproved ( ) improved (XX) property, known as 125 McGavock Pike, Nashville, Tennessee
(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 heir 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 covey 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 23 day of August, 19 88

A. Terry Baskin
A. TERRY BASKIN

Donald R. Baskin
DONALD R. BASKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7635 PAGE 384

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. TERRY BASKIN AND DONALD R. BASKIN

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 GOODLETTSVILLE, Tennessee, this 23 day of August, 19 88

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

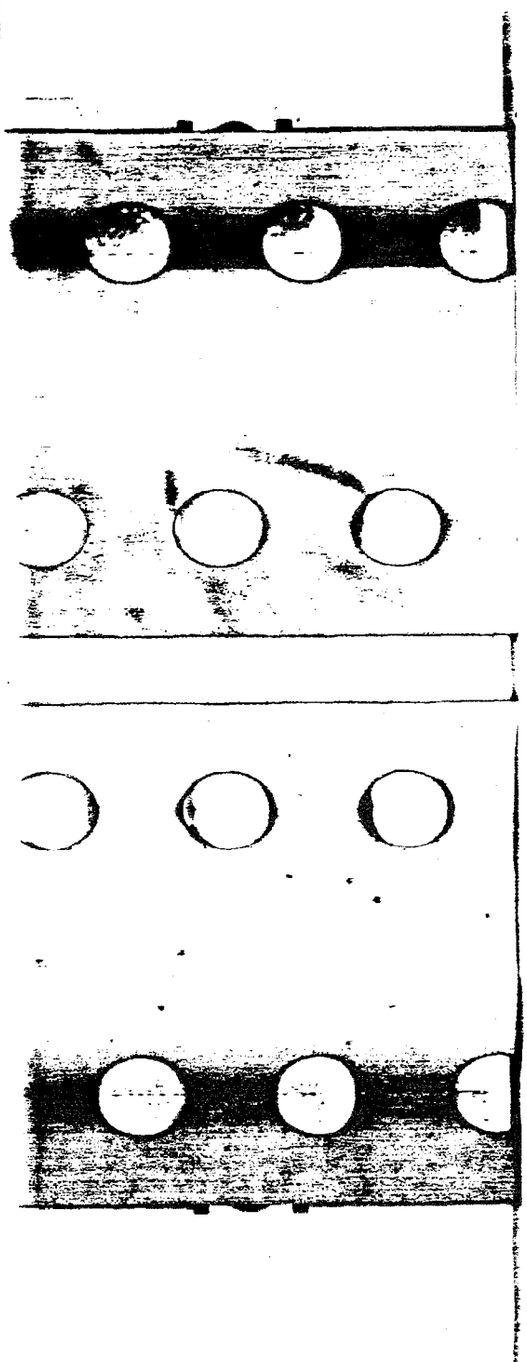
WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7635 PAGE 385

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	66500.00
CON TX	219.45
PRFEE	0.50
WDEED	6.00
TOTAL	225.95
CHECK	225.95

08/25/88 01 10:49 0001 0615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.17.35

IDENTIFICATION REFERENCE

AUG 25 10 46 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127125