Box 414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,500.00.

Ginger Lynn Erskine
Affiant

Subscribed and sworn to before me, this 3 day of August, 1992.

Barbara J Walton
Notary Public

My Commission Expires: March 23 1996

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. & Mrs. Charles Marshall Erskine II 388 Ash Grove Drive Nashville, TN 37211	SAME	Map 164-00-0-149 2D 26030

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSIE OLEAN BASHAM, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLES MARSHALL ERSKINE II and wife, GINGER LYNN ERSKINE**, hereinafter called the Grantees, their heirs, and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 1, 2, 3 and 4 on the Plan of Cimarron Subdivision, being a resubdivision of Isaac Whitworth Property, not of record, as shown on a copy of a survey thereof made March 3, 1947, by E. R. Southgate and Son, Surveyors, as follows:

Beginning at a point in the center of the Murfreesboro Road 106 feet 6 inches east of the intersection line of the Old Hickory Boulevard; thence with the center line of the same easterly 100 feet to a point; thence northerly 209 feet 4 inches to a point; thence North 29 deg. west 104 feet 9 inches to a point; thence southerly 209 feet 4 inches to the point of beginning.

Being the same property conveyed to V. N. Basham and wife, Hester Basham, by County Court Clerk's deed, as of record in Book 4452, page 259, Register's Office for said County; the said Hester Basham having since died on July 14, 1972. By quitclaim deed of record in Book 4663, page 773, Register's Office for said County, a tenancy by the entirety was created in V. N. Basham and wife, Jessie Olean Basham; the said V. N. Basham having since died on June 20, 1988.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.

2. Easement for a right-of-way granted the Tennessee Power Company by J. C. Hibbett and wife, of record in Book 437, page 43, Register's Office for said County.

3. Any unrecorded leases and tenants thereunder.

4. Title to that portion of the premises embraced within the bounds of Murfreesboro Road.

This is property known as 3904 Murfreesboro Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and I do covenant with said Grantees 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, except as herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3 day of August, 1992.

Jessie Olean Basham

Jessie Olean Basham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSIE OLEAN BASHAM, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3-1 day of August, 1992.

Barbara J Walton

Notary Public

My Commission Expires: March 23, 1996

337444

IDENTIF. REFERENCE

AUG 4 9 40 AM '92

DAVIDSON COUNTY TN.

7264 08/04 0101 03CHECK 107.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8692 PAGE 739

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

CAMT 26500.00
CDN TX 98.05
PRFEE 1.00
WDEED 8.00
TOTAL 107.05
CHECK 107.05

08/04/92 01 09:40 0001 7264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33744

IDENTIF. REFERENCE

AUG 4 9 40 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 557086