WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF MAY, 1995.

Notary Public

My commission expires: My Commission Expires NOV 22 1997

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Rachel Baskind	Same	Map 90-12
6304 Robertson Rd.		Parcel 53
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **H. C. DUKE**, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL BASKIND**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Gailey Wood Subdivision, as of record in Book 2663, Page 123, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 60 feet on the northerly side of Robertson Road and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to H. C. Duke by deed from Richard C. Hunt and wife, Patricia G. Hunt and Claudia M. Fuller and husband, Richard Fuller, of record in Book 8941, Page 5, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

6304 Robertson Rd., Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTEE, her heirs and assigns, forever; and we 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.

Witness my hand this 17th day of May, 1995.

H. C. Duke

H. C. DUKE - SELLER

PICK-UP

95 MAY 18 AM 10:40
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
0062055

BOOK 9675PG362

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. C. Duke**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 1995.

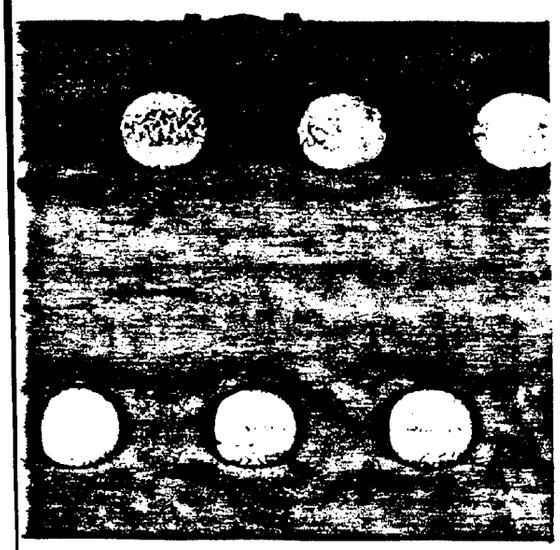
RICHARD R. HEDGEPETH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

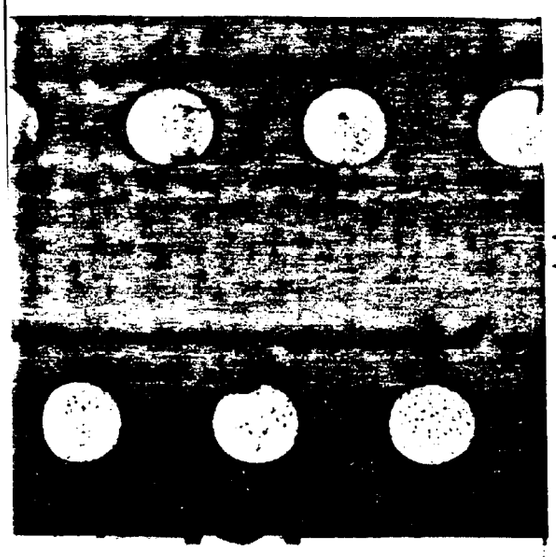
NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV. 22, 1997

2418 05/18 0101 03CHECK 273.55





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

RECEIVED OF _____

FOR _____

BOOK 9675 PG 363

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	71500.00
CON TX	264.55
PRFEE	1.00
WDEED	8.00
TOTAL	273.55
CHECK	273.55

05/18/95 01 10:41 0001 2418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062055
IDENTIF. ↑ REFERENCE

95 MAY 18 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.911774