011210

FEE $ REFERENCE

BOOK 9845 PAGE 171

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

95 NOV -1 AM 10:10

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Brenda A. McClellan	Third National Bank	Map 161
391 Huntington Ridge Drive	P.O. Box 305110	Group 11A
Nashville, TN 37201	Nashville, TN 37230-5110	Parcel 49

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

[signature]
AFFIANT

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires April 1, 1997

Sworn to and subscribed before me this 24 day of October, 1995.

[signature]
NOTARY PUBLIC

My Commission Expires: 4-1-97

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MICHAEL E. BASKIN, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto BRENDA A. MCCLELLAN,* hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

*unmarried

LAND in Davidson County, Tennessee, being Unit No. 49 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description, together with the easements set out in Book 6396, page 496, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael E. Baskin, a single person, by Warranty Deed from Ward and Walsh, a general partnership composed of James E. Ward and Harry P. Walsh, of record in Book 6767, page 636, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as

follows:

1. All matters appearing on the plan of Huntington Ridge Townhouse of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee.

2. Covenants, conditions and restrictions of record in Book 4729, page 687; Book 4889, page 905; and Book 5394, page 243, Register's Office for said County.

3. By-Laws of the homeowners association of record in Book 7423, page 762, Register's Office for Davidson County, Tennessee.

4. Easement Agreement between the Homeowners Association and Third National Bank of record in Book 6396, page 896, said Register's Office.

5. Storm Water Detention Agreements of record in Book 9732, page 551 and Book 9775, page 308, Register's Office for Davidson County, Tennessee.

6. Charter of Incorporation of the Homeowners Association of record in Book 4729, page 682 and amended in Book 4890, page 84, Register's Office for said County.

7. Terms and limitations of Tennessee's Horizontal Property Act in T.C.A. Section 66-27-101, et seq.

AND GRANTOR DOES FURTHER covenant and bind himself, his 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.

I, RHONDA BASKIN, WIFE OF MICHAEL E. BASKIN, HEREBY JOIN IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST I MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF MY MARTIAL STATUS, OR OTHERWISE.

This improved property is known as 391 Huntington Ridge Drive, Nashville, Tennessee 37211.

WITNESS our hands this 24th day of October, 1995, in Franklin, Tennessee.

Michael E. Baskin
MICHAEL E. BASKIN

Rhonda Baskin
RHONDA BASKIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Baskin and wife, Rhonda Baskin, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

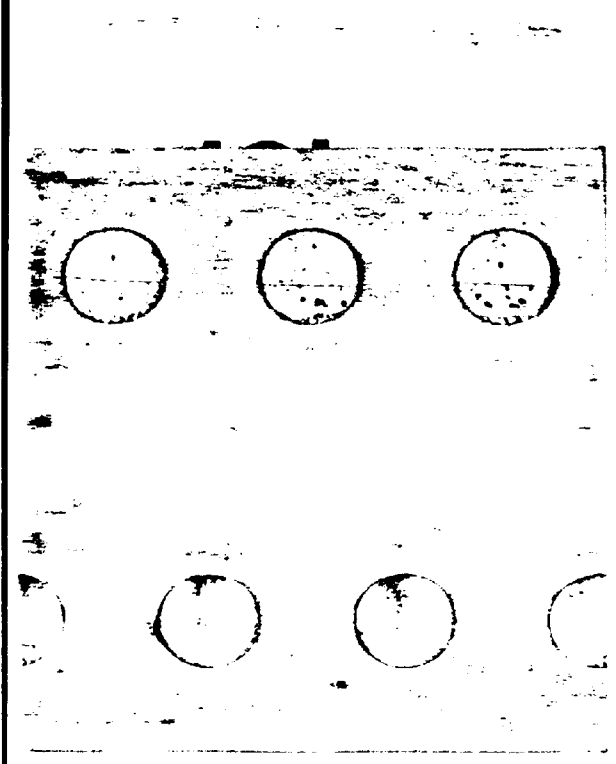
Witness my hand and official seal at Franklin, Tennessee, this 24th day of October, 1995.

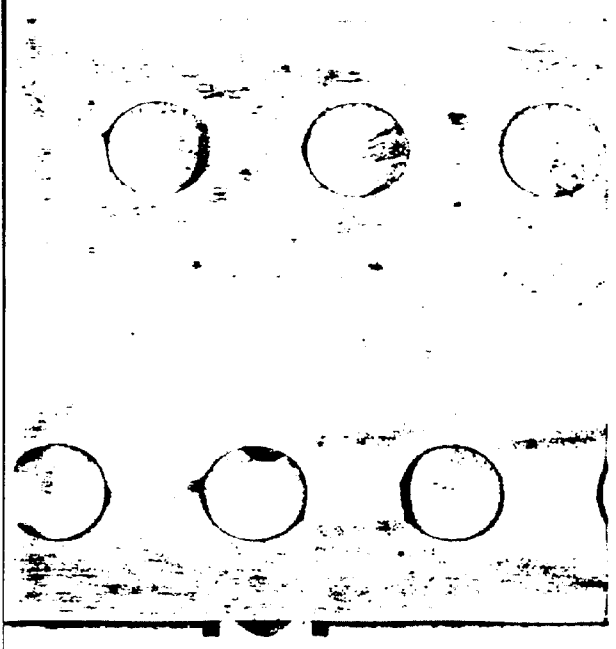
BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: 4-1-97

3239 11/01 01:01 03CHECK 345.70





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

RECEIVED OF _____

FOR _____

BOOK 9845 PG 173

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	91000.00
CON TX	336.70
PRFEE	1.00
WDEED	8.00
TOTAL	345.70
CHECK	345.70

11/01/95 01 10:11 0001 3239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118210
IDENTIFICATION REFERENCE

95 NOV -1 AM 10: 10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971880