BOOK 9927PG124

This Instrument Prepared By:
Sam Sawyer, Attorney at Law
501 North Jackson Street
Tullahoma, Tennessee 37388

Real Property Tax Responsibility & Owner:
Mr. & Mrs. Jeffrey C. Sulcer
3012 Lebanon Pike
Nashville, TN 37214

Tax Information:
Map & Parcel No. 75-8-248

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, **DONALD R. BASKIN**, have bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY C. SULCER AND WIFE, TAMMY J. SULCER**, hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 558 on the Plan of Tulip Grove Subdivision, Section 10, as of record in Book 5800, Page 199, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Donald R. Baskin by deeds of record in Book 7011, Page 952, and Book 8393, Page 555, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD 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 I DO COVENANT with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, BEVERLY BASKIN, wife of DONALD R. BASKIN, the Grantor herein, join in this instrument for the purpose of conveying whatever right, title and interest I might have in and to said aforedescribed property as spouse of the Grantor herein, Donald R. Baskin.

WITNESS OUR HANDS this 17th day of January, 1996.

Donald R. Baskin

DONALD R. BASKIN

Beverly Baskin

BEVERLY BASKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, DONALD R. BASKIN AND WIFE, BEVERLY BASKIN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 17 day of January, 1996.

Notary Public

My commission expires: 1 3198

SAM SAWYER NOTARY PUBLIC AT LARGE COFFEE CO. TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 73900, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of Jan, 1996.

Notary Public

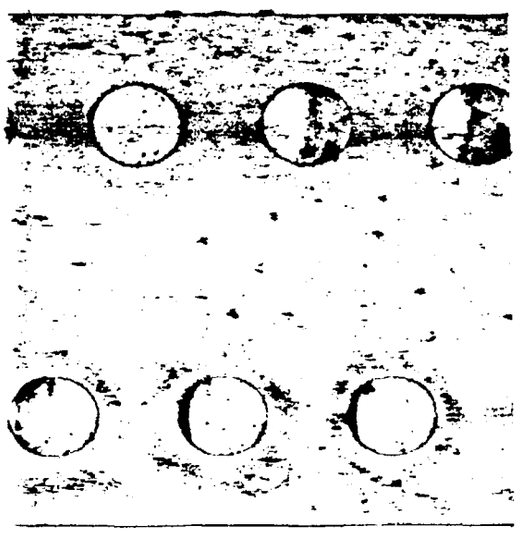
My commission expires: 1 3198

SAM SAWYER NOTARY PUBLIC AT LARGE COFFEE CO. TENN.

1138 01/25 0101 03CHECK 282.43

0143964
IDENTIF. ↑ REFERENCE

96 JAN 25 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

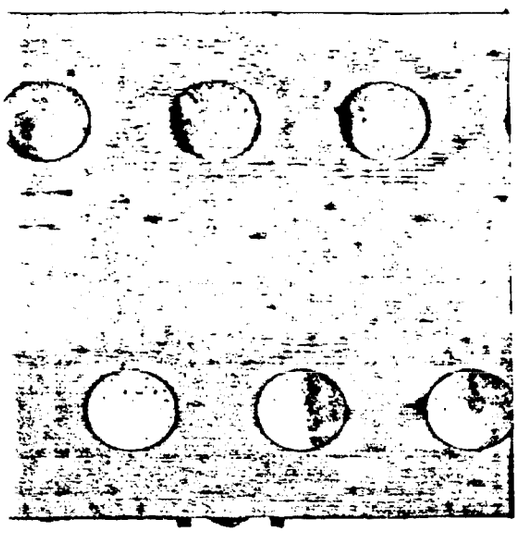
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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 73900.00
CON TX 273.43
PRFEE 1.00
MTGFEE 8.00
TOTAL 282.43
CHECK 282.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/25/96 01 10:27 0001 1138

0143964
IDENTIF. ↑ REFERENCE

96 JAN 25 AM 10: 24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999404