10235

File in Box No. 19 B

#96-10-23-B

WARRANTY DEED

FROM 10235 PG 129

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAU LAMBDA EDUCATIONAL FOUNDATION, (NAME) INC.	"NEW OWNERS" (NAME)	MAP 069-16
2016 Ashton Avenue (ADDRESS)	(ADDRESS)	PARCEL 019
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #13DA-62415

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~~ I, SCYBERT E. BASFORD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAU LAMBDA EDUCATIONAL FOUNDATION, INC.

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 the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., October 3, 1946, as follows:

BEGINNING at a stake in the southeasterly margin of Ashton Avenue at the southwesterly corner of property conveyed to L. E. Wayman and wife, Corinna I. Wayman by deed from W. Cecil Burlason and wife, of record in Book 1415, Page 218, Register's Office for said County; thence, with Wayman's South line southeastwardly 177 feet to a point in the northwesterly line of land owned by Volley Rottero; thence, with Rottero's line southwestwardly 72 feet to a point; thence, northwestwardly 177 feet to the southeasterly margin of Ashton Street; thence, with the southeasterly margin of said Street northeasterly 81 feet to the BEGINNING.

BEING the same property conveyed to Seybert E. Basford and wife, Myra Basford, by Deed from Melvin E. Wayman and wife, Anne Williams Wayman, of record in Book 1470, Page 350, Register's Office for Davidson County, Tennessee. The said Myra Basford having since died.

Legal continued on Page 2

unimproved (X)
This is improved ( ) property, known as 2012 Ashton Avenue, Nashville, TN 37218
(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 heirs 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 convey 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 my hand this 17th day of October 1996

Scybert E. Basford
SCYBERT E. BASFORD

DCTN01WC

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 SCYBERT E. BASFORD, UNMARRIED

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 Brentwood, Tennessee, this 17th day of October, 1996.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, ____ Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ 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

Legal Continued from Page 1

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

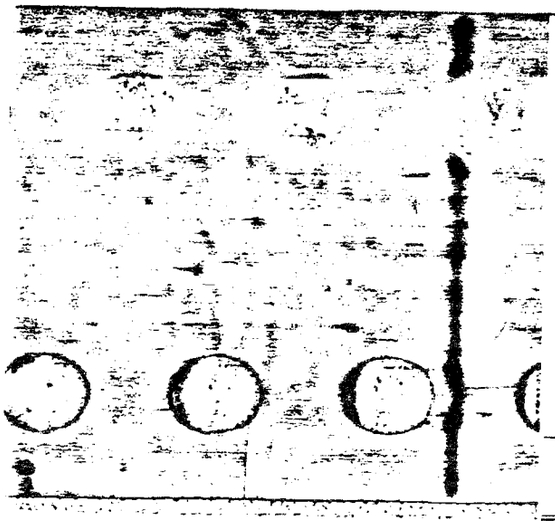
The said Seybert E. Basford is one and the same person as Scybert E. Basford.

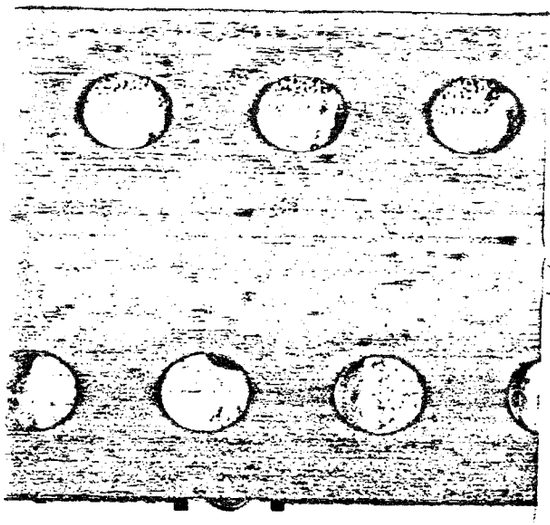
96 OCT 24 AM 8:31
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0239312

3481 10/24 0101 03CHECK 36.75

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10235 PG 131

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 7500.00
				CON TX 27.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 36.75
				CHECK 36.75
10/24/96	01			08:32 0001 3481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239312
IDENTIF. # REFERENCE

96 OCT 24 AM 8:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

№ 1080458

No. [redacted]