WARRANTY DEED

BOOK 10245 PG 696

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC D.W. McMACKIN EXP. 9/28/98 DAVIDSON COUNTY TN ATTORNEY AT LAW

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT K. BASTIN (NAME)	SAME (NAME)	MAP & PARCEL NO.
215 ANTHONY STREET (ADDRESS)	(ADDRESS)	54-9-53
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #LW 03990

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, TERRY D. STROMATT AND WIFE, MELANNE D. STROMATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT K. BASTIN AND WIFE, TANYA M. BASTIN

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 Second Civil District of Davidson County, Tennessee, the same being Lot No. 5 on the Plan of the re-subdivision of a portion of Tract 8, Section 2, Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliot Property, as of record in Plat Book 5800, page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Terry D. Stromatt and wife, Melanne D. Stromatt, by deed from Wilburn E. Hunt, Joe N. Hunt, Sr., John W. Hunt, Howard L. Hunt, Kenneth R. Hunt, Sr., S. S. Thomas, Sr., and Mary M. Thomas, individually and as the natural guardian of the person and property of Robert H. Thomas and Mary Beth Thomas, being all the heirs at law of Mattie Northern Hunt, of record in Book 6005, page 797, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Restrictive Covenants of record in Book 975, page 286; Book 1020, page 110; Book 1036, page 68, said Register's Office.

unimproved ( )
This is improved (X) property, known as 215 ANTHONY STREET, OLD HICKORY, TN 37138
(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 our hand s this 29th day of October 19 96

Terry D. Stromatt
TERRY D. STROMATT

Melanne D Stromatt
MELANNE D. STROMATT

BOOK 10245 PG 697

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 TERRY D. STROMATT AND WIFE, MELANNE D. STROMATT

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at BRENTWOOD, Tennessee, this 29th day of October 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a 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_____.

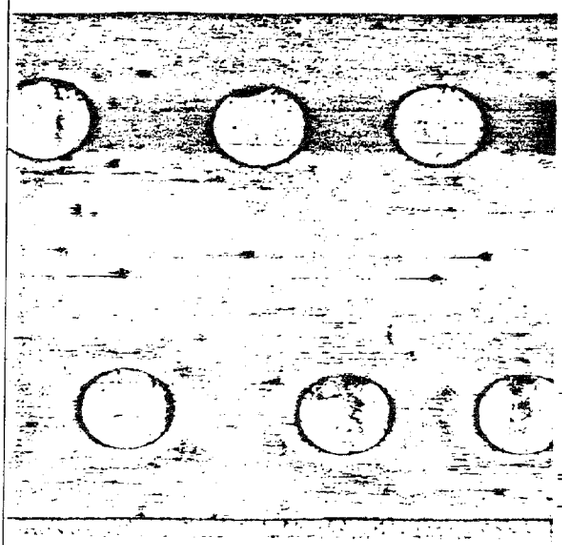
My commission expires _____

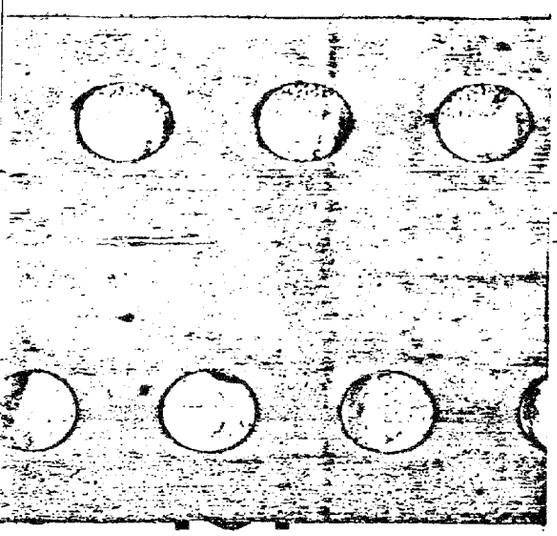
Notary Public

0242405
IDENTIF. & REFERENCE

96 NOV -1 AM 10:12
DAVIDSON COUNTY, TN.

6910 11/01 0101 03CHECK 353.10





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

RECEIVED OF _____

FOR _____ BOOK 11245 PG 608

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10
11/01/96 01 10:13 0001 6810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242405
IDENTIF. ↑ REFERENCE

96 NOV -1 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083751