506

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10546 PG 163

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF July, 19 97

Notary Public

MY COMMISSION EXPIRES: 7-5-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Baskin (NAME)	Southeastern Mortgage of (NAME)	72-7-82
1225 Kenmore Place (ADDRESS)	115 29th Avenue South (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

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, Bill F. Overton, unmarried and Sherrie Murphy-Preuss and husband, Paul R. Preuss

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Baskin, an unmarried man

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 Davidson County, Tennessee, being the easterly 46 feet of Lot No. 86 and the westerly 32 feet of Lot No. 87 on the Plan of Kenmore Place, of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

BEGINNING in the northerly margin of Kenmore Place (formerly Warner Avenue) 46 feet west of the common corner of Lot Nos. 86 and 87; thence northerly parallel to the line between said lots, 615 feet, more or less, to a point; thence easterly 1 foot to a point; thence southerly 132 feet to the center of a branch, being an inner corner of Lot No. 86; thence along the north line of Lot Nos. 86 and 87, easterly 77 feet to a point 32 feet west of the common corner of said Lot Nos. 86 & 87; thence southerly parallel to the line between said lots, 484.5 feet, more or less, to the northerly margin of Kenmore Place (formerly Warner Avenue); thence with the margin of same, westerly 78 feet to the point of beginning.

BEING part of the same property conveyed to Bill F. Overton and Sherrie Murphy-Preuss, by deed from Sue K. Sanders, devisee and only heir of the Will of Frank D. Kenning, of record in Book 10203, page 398, Register's Office for Davidson County, Tennessee.

Paul R. Preuss, spouse of Sherrie Murphy-Preuss joins in this conveyance to relinquish any and all marital interest in the property.

unimproved ( )
This is improved (X) property, known as 1225 Kenmore Place, Nashville, Tennessee 37216
(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 25th day of July, 19 97

B. F. Overton
Bill F. Overton

Paul R. Preuss
Paul R. Preuss

Sherrie Murphy-Preuss
Sherrie Murphy-Preuss

BOOK 10546 PG 164

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 Bill F. Overton, unmarried and Sherrie Murphy-Preuss and husband, Paul R. Preuss

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 Nashville, Tennessee, this 25th day of July, 19 97

Commission expires 5-5-99

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

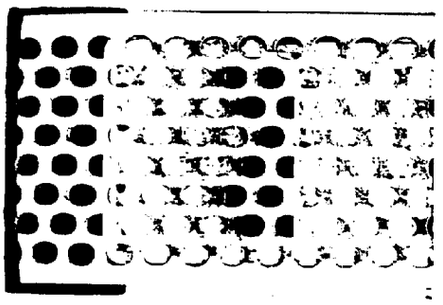
97 JUL 29 PM 1:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIPT # REFERENCE

03311256

9442 07/29 0101 03CHECK

393.80



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

RECEIVED OF _____

FOR _____

BOOK 10546 PG 165

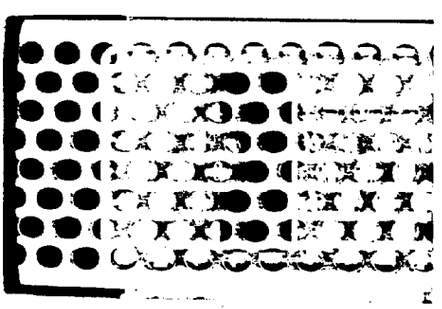
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
TOTAL 393.80
CHECK 393.80

07/29/97 01 13:46 0001 9942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331256
IDENTIFICATION REFERENCE

97 JUL 29 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179588