BOOK 10822 PG 375

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Don M. Bowlin Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DON M. BOWLIN, JR. (NAME)	NORTH AMERICAN MORTGAGE COMPANY (NAME)	177-O-6
9054 OLD HARDING PIKE (ADDRESS)	3883 AIRWAY DRIVE (ADDRESS)	09D-43560
FRANKLIN, TN 37064 (CITY) (STATE) (ZIP)	SANTA ROSA, CA 95403 (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, ROGER D. BASKETTE, SR. AND WIFE, THETIS L. BASKETTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON M. BOWLIN, JR. AND ABBY BROWN BOWLIN, HUSBAND AND WIFE

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 Tract No. 3 on a Map of a Division of a portion of the Dennis Gore Farm, made by C. K. McLemore, Surveyor, dated August 1977 and a survey by JOHN KOHL & COMPANY, P.C., dated February 23, 1998, as follows:

BEGINNING at a point in the northwesterly margin of OLD HARDING ROAD, said point being 821 feet southwesterly from the southwesterly corner of the King Lands; thence North 21 degrees 14 minutes West 1,366.4 feet, more or less, to the center of South Harpeth River; thence with the center of said river, South 56 degrees 32 minutes West 175 feet to a point; thence South 15 degrees 01 minute East 1,493.6 feet to a point in the northwesterly margin of Old Harding Road; thence northeasterly along the curving margin of Old Harding Road, 375 feet to the point of BEGINNING.

BEING the same property conveyed to ROGER D. BASKETTE, SR. AND WIFE, THETIS L. BASKETTE, by deed from Dennis A. Gore, Jr. and wife, Edwina E. Gore, of record in Book 5189, page 565, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5185, page 614, said Register's Office, and to the matters set forth in the above referenced plan of record.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 9054 OLD HARDING PIKE, FRANKLIN, TN 37064
(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 February 19 98

Roger D. Baskette Sr.
ROGER D. BASKETTE, SR.

Thetis L. Baskette
THETIS L. BASKETTE

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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 ROGER D. BASKETTE, SR. AND WIFE, THETIS L. BASKETTE

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 February, 19 98

Commission expires May 27, 2001

I. DYKE TATUM
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

*** CONTINUATION

SOURCE OF DESCRIPTION: Survey dated February 23, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0407792
IDENTIF. ➔ REFERENCE

98 MAR -4 PM 1:15

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0221 03/04 0101 CHECK 132.50

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

RECEIVED OF _____

FOR _____

BOOK 10822 PG 377

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
355000.00
CON TX 1313.50
PRFEE 1.00
MORTG 8.00
TOTAL 1322.50
CHECK 1322.50

03/04/98 01 13:14 0001 0921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0407792
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 1:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261354