29

BK/ 10926 PG 663

8477

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Linda F. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 98.

Notary Public

MY COMMISSION EXPIRES:

FREDERICK E. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rohney Boyd	Guaranty Trust	54-14-15
(NAME)	(NAME)	
311 Rolling Mill Road	640 Broadmor Blvd., #100	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	Murfreesboro, TN 37129-1218	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Arthur Terry Baskin and Donald Rayburn Baskin, Co-Executors of the Esate of Arthur John Baskin, Jr.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rohney Boyd and wife, Linda F. Boyd

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:

See exhibit A attached hereto and made a part hereof.

0436555
IDENTIF. ↑ REFERENCE

98 MAY 12 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5853 05/12 0101 03CHECK 716.00

This is improved property known as 311 Rolling Mill Road, Old Hickory, TN 37138

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 their hands this 8th day of May, 19 98.

Arthur Terry Baskin Co-Ex
Arthur Terry Baskin

Donald Rayburn Baskin Co-Ex
Donald Rayburn Baskin

BOOK 10926 PG 664

8477

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ Arthur Terry Baskin and Donald Rayburn Baskin, Co-Executors of the Estate of Arthur John Baskin, Jr. the bargainors, 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 8th day of May, 1998.

My commission expires _____

Notary Public

SEPT 23, 2000

File No.: 8477

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, page 28, Register's Office for said County.

Said Lot No. 72 fronts 125.0 feet on the northeasterly side of Rolling Mill Road and extends back 315.0 feet on the northwesterly line and 278.5 feet on the southeasterly side to a dead line in the rear on which it measures 176.5 feet.

BEING the same property conveyed to Arthur J. Baskin, Jr., and wife, Margie M. Baskin, by deed from Frank G. Porter and wife, Louann S. Porter, filed of record in Book 4711, page 198, Register's Office for Davidson County, Tennessee; the said Margie M. Baskin having predeceased Arthur J. Baskin, Jr., and the said Arthur J. Baskin, Jr., having since died, pursuant to Order of Probate in the Probate Court for Davidson County, Tennessee, bearing Docket No. 98P-328, Letters Testamentary were issued to Arthur Terry Baskin and Donald Rayburn Baskin as Co-Executors.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10926 PG 666

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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 12.00
TOTAL 716.00
CHECK 716.00

05/12/98 01 08:45 0001 5853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436555
IDENTIF. & REFERENCE

98 MAY 12 AM 8:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1291875