BOOK 10548 0330

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF MAY, 1998.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Baskin	**MIGLP, Limited Partnership DBA Mortgage Investors Group, L.P.**	**150-9-A-32**
(NAME)	(NAME)	
3329 Calais Circle	**320 N. Cedar Bluff Road, Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(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, **John M. Woodard and wife Dusty R. Woodard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Baskin, unmarried**, 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 Lot No. 186 on the Plan of Forest View Park Section VII of record in Plat Book 6900, Page 162, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John M. Woodard and wife Dusty R. Woodard by deed of record in Book 9499, Page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of John M. Woodard and wife Dusty R. Woodard by Donna Ritter as our Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10178 Page 535 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3329 Calais Circle, Antioch, TN 37013**
(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.

98 MAY 28 AM 10:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

044280

[illegible] 1998 [illegible]

BOOK 10948 PG 537

Witness **my/our hand(s)** this **22nd day of May, 1998**.

John M. Woodard by Donna Ritter atty in fact
John M. Woodard

Dusty R. Woodard by Donna Ritter atty in fact
Dusty R. Woodard

STATE OF Tennessee
COUNTY OF Davidson

On this 5/22/98 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of John M. Woodard and wife Dusty R. Woodard, and acknowledged that she executed the same as the free act and deed of the said John W. Woodard and wife Dusty R. Woodard, through Power of Attorney granted her, by the said John W. Woodard and wife Dusty R. Woodard.

Angela M. Lake
Notary Public

Commission Expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10948 PG 538

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

105500.00

DDN TX 391.62

PRFEE 1.00

MISCEL 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

OFFICE PR 01 10:43 0002 2536

044284O

IDENTIF. & REFERENCE

98 MAY 28 AM 10:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293491