WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Robin Thomas Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Judy S. Well
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

JUDY S. WELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Thomas Baskin (NAME)	AmTrust Mortgage Corporation (NAME)	105-09-197
1015 Acklen Avenue (ADDRESS)	5252 Roswell Road, Suite 100 (ADDRESS)	16W 16740
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Atlanta, GA 30342 (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, James E. Coleman, Jr. and Dwight Randolph Coleman and Constance Renee Coleman Singleton and Tara Janet Coleman McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin Thomas Baskin and husband, Robert E. Baskin, Jr.

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 westerly part of Lot No. 35 on the Plan of Waverly Place, of record in Book 57, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James E. Coleman and wife, Helen C. Coleman by deed from Cumberland Builders, Inc., of record in Book 4677, page 556, Register's Office for Davidson County, Tennessee. The said James E. Coleman having sinced died and Helen C. Coleman having subsequently died intestate, title to said property is held by James E. Coleman, Jr., Dwight R. Coleman, Constance R. Singleton and Tara J. McClain, as the heirs at law of Helen C. Coleman.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 57, pages 94 and 95; all in the Register's Office for Davidson County, Tennessee.

This property is not the primary residence of any of the herein named Grantors nor their spouses.

unimproved ( )
This is improved (X) property, known as 1015 Acklen Avenue, Nashville, TN 37212
(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 May 19 98

James E. Coleman, Jr. by Constance Renee Coleman Singleton atty-in-fact — Constance Renee Coleman Singleton

Dwight Randolph Coleman by Constance Renee Coleman Singleton atty-in-fact — Tara Janet Coleman McClain

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Constance Renee Coleman Singleton and Tara Janet Coleman McClain

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 _____, Tennessee, this 29th day of May, 1998.

Commission expires 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Constance Renee Coleman Singleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for James E. Coleman, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) James E. Coleman, the bargainor(s), by the said, Constance Renee Coleman Singleton, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of May, 1998.

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/23/2000

My Commission Expires September 23, 2000

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Constance Renee Coleman Singleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Dwight Randolph Coleman, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Dwight Randolph Coleman, the bargainor(s), by the said, Constance Renee Coleman Singleton, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of May, 1998.

My Commission Expires: 9/23/

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

Notary Public

98 JUN -2 AM 10:34
FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN.

0144578
IDENTIFICATION REFERENCE

4377 06/02 0101 03CHECK 356.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10956 PG 221

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 94000.00
CDN TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

06/02/98 01 10:36 0001 4377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444578
IDENTIF. # REFERENCE

98 JUN -2 AM 10:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1300310