T1259 574 46 NS

Prepared by Clark H. Tidwell, Esq., Lassiter, Tidwell & Hildebrand, PLLC, 213 Fifth Avenue, North, Nashville, Tennessee 37219

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Patrick J. McRedmond, Jr. 100 Vaughn's Gap Rd. Nashville, TN 37205	Same	Map 116-4 Parcel 94.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas Etheridge Davis** and **Prentice Haddon Fridy Weldon, Co-Executors of the Estate of Ruth Prentice Baskette**, with full power to sell, (hereinafter referred to as GRANTORS), have bargained and sold and by these presents do hereby grant, transfer and convey unto **Patrick J. McRedmond, Jr.** (hereinafter referred to as GRANTEE), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan showing the resubdivision of Lots 73, 74 and 75, Clearview Subdivision as of record in Book 3500, page 25, Register's Office for said County.

SAID Lot No. 3 fronts 108.77 feet on the south side of Crescent Road, formerly Parmer Avenue, as measured around a slight curve, and extends back 143 feet on the east line and 129.5 feet on the west line to a dead line in the rear on which it measures 106.5 feet.

BEING the same property conveyed to Ruth Prentice Baskette, a single person, by Warranty Deed from Evelyn E. Ray and husband, Milton Ray, of record in Book 4336, Page 359 in the Register's Office for Davidson County, Tennessee.

The said Ruth Prentice Baskette died testate on July 27, 1998, and her estate is being formally administered under Docket #98P-1384 of the Seventh Circuit Court, Probate Division of Davidson County, Tennessee. The said Thomas Etheridge Davis and Prentice Haddon Fridy Weldon were issued Letters Testamentary as Co-Executors of the Estate of Ruth Prentice Baskette and under the decedent's Last Will and Testament were given full power to sell the herein conveyed property.

The above legal description is the same as used in the prior deed.

This is improved property known as 804 Crescent Road, Nashville, Tennessee 37205.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 14th day of December, 1998.

ESTATE OF RUTH PRENTICE BASKETTE

By: Thomas Etheridge Davis 12.14.98
Thomas Etheridge Davis, Co-Executor

By: Prentice Haddon Fridy Weld 12-15-98
Prentice Haddon Fridy Weldon
Co-Executor

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Thomas Etheridge Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of Ruth Prentice Baskette, the within named bargainor and that as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Knoxville, Tennessee, this 14th of December, 1998.

Peggy H. Lane
NOTARY PUBLIC

My Commission Expires: My commission expires [illegible]

STATE OF NORTH CAROLINA)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Prentice Haddon Fridy Weldon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Ruth Prentice Baskette, the within named bargainor and that as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Thomasville, North Carolina, this 15th of December, 1998.

Diane Jan Bartlett
NOTARY PUBLIC

My Commission Expires: 10/27/2001

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

By: Patrick J. McRichmond Jr.
Affiant

Sworn to and subscribed before me this

17th day of December, 1998.

Debra L. Fields
NOTARY PUBLIC

My Commission Expires: 01/26/02

2576 12/18 0101 03CHECK 825.00

98 DEC 18 PM 1:53

REGISTER
DAVIDSON COUNTY, TN.

0527163
RECEIVED FOR REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

576

CASH 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 825.00
CHECK 825.00

12/18/98 01 13:53 0001 2576

98 DEC 18 PM 1:53

REGISTER
DAVIDSON CO., TN.

0527163

IDENTIF. ↑ REFERENCE 11259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402020