BOOK 11625 PAGE 443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. AT LARGE

My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jyl R. Baskin	Franklin American Mortgage Company	85-7-131
(NAME) 222 Downeymeade Drive	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(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, **WALTER FELIX MULLINS**,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JYL R. BASKIN** , 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:

*UNMARRIED

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 222 Downeymeade Drive, Nashville, TN 37214

(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 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 my/our hand(s) this 13th day of August, 1999.

Walter Felix Mullins

790B 05/19 0101 03CHECK 418.30

MAIL ENV.

0626020

IDENTIF. # REFERENCE

99 AUG 19 AM 8:59

ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

STATE OF NC

COUNTY OF GUILFORD.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Felix Mullins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 13th day of August, 1999

Commission expires:

Notary Public

[illegible] Expires 12-14-2002

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2:

Land in Davidson County, Tennessee, being a part of Lot No. 252 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, described as follows:

Beginning at a point in the most southerly margin of Downeymeade Drive and point being south 51 degrees 50 minutes east 132.28 feet from the easterly margin of Jenry Drive; thence south 25 degrees 46 minutes 42 seconds west 136.36 feet; thence north 56 degrees 16 minutes 59 seconds west 29.13 feet; thence north 38 degrees 04 minutes 40 seconds east 135.45 feet to the point of beginning.

Included in the above described tract is a 20 foot public drainage and utilities easement further described as being 10 feet on either side of a centerline more particularly described as follows: beginning at a point in the most southerly margin of Downeymeade Drive, said point being the front common corner of Lots No. 252 and 253 of the aforementioned subdivision; thence south 30 degrees 04 minutes 40 seconds east 135.45 feet to the common rear corner of Lots No. 253 and 254.

Being the same property conveyed to John G. Mullins and wife, Sarah M. Mullins by deed from George Ray Carrigan and wife, Elsie Enolia Carrigan of record in Book 5372, page 395, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Walter Felix Mullins by quitclaim deed from Sara Margaret Lunn Mullins (also known as Sarah M. Mullins) with reservation of life estate of record in Book 11510, page 209, Register's Office for Davidson County, Tennessee. The said John G. Mullins having predeceased Sarah M. Mullins; title vesting in Walter Felix Mullins, the remainderman, by virtue of Quitclaim Deed of record in Book 11510, page 209, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0626020

IDENTIF. # REFERENCE

99 AUG 19 AM 8:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			109000.00
		CON TX	403.30
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	418.30
		CHECK	418.30
08/19/99	01	08:59	0001 7908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508141