Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 11/03/01 10:19 1pgs
Fees:13.00 Taxes:358.90

20011103-0120508

WARRANTY DEED

Preparer's File #-01J817

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2001.

(Affix Seal) Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James W. Bakke and wife, Lori J. Bakke	6127 Pettus Road	147-06-104
4805 Milner Avenue	Nashville, TN 37013	
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DONALD H. BASKETTE AND WIFE, JANIE S. BASKETTE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES W. BAKKE AND WIFE, LORI J. BAKKE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 49, on the Plan of Battery Crest Subdivision, Section One, of record in Book 2900, page 91, Register's Office for said County.

Being the same property conveyed to Donald H. Baskette and wife, Janie S. Baskette by deed from Charles C. Moore, Jr. and wife, Farrar P. Moore of record in Book 5074, page 146, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **4805 Milner Avenue, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 **24th** day of **October**, **2001**:

Donald H. Baskette

Janie S. Baskette

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD H. BASKETTE AND WIFE, JANIE S. BASKETTE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 24th day of October, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN