WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/04 12:42 2pgs
Fees:13.00 Taxes:453.25
20041027-0129296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Dana R Krantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2004.

Angie Heard
Notary Public

MY COMMISSION EXPIRES: 5/28/2006
(AFFIX SEAL)

ANGIE HEARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY:
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon L. Baskin and William M. Baskin	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	MAP 26-06 PAR 89
(NAME)	(NAME)	
116 Oxford Court	PO Box 146	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Memphis, TN 38101	
(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, **SCOTT B. GOINS, by and through DANA G. GOINS, Attorney in Fact, AND WIFE, DANA G. GOINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON L. BASKIN AND HUSBAND, WILLIAM M. 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:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Windsor Green, Phase II, Section II, as shown on plat of record in Plat Book 6900, page 549, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott B. Goins and wife, Dana G. Goins by deed of record in Instrument No. 20040504-0050732, Register's Office for Davidson County, Tennessee.

DANA G. GOINS executes this instrument as Attorney in Fact for SCOTT B. GOINS pursuant to Power of Attorney of record in Instrument No. 20041027-0129295, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 116 Oxford Court, Goodlettsville, TN 37072
(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 hands this 25th day of October, 2004.

Dana G. Goins

Scott B. Goins

By: Dana G. Goins
Dana G. Goins, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Dana G. Goins the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 10/25/2004.

Commission expires: 5/28/2006

ANGIE HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:
MAY 28, 2006

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, DANA G. GOINS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for SCOTT B. GOINS and is authorized by SCOTT B. GOINS to execute this instrument on his behalf.

Witness my hand and official seal this the 25 day of October, 20 04.

My commission expires: 5/28/2006

NOTARY PUBLIC

ANGIE HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
MAY 28, 2006