Davidson County DEEDWARR
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Fees:13.00 Taxes:462.50
20050415-0042121

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Jonathon A. Long
2126 Crystal Drive
Nashville, TN 37210

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 14; Parcel Number 15.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **LARRY PORTER BASKIN and wife, LINDA BASKIN,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JONATHON A. LONG**, hereinafter referred to as "Grantee", his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Elm Hill Acres, Section 1, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot No. 91 fronts 155 feet on the northerly side of Crystal Drive and extends back between lines 175 feet on the easterly side and 217 feet on the westerly side to an irregular line in the rear on which it measures 236.2 feet.

BEING the same property vested in Larry Porter Baskin by Last Will and Testament of Hobart Homer Baskin who died on July 17, 2003, a copy of which is of record in Instrument No. 20031210-0177440, Register's Office for Davidson County of Tennessee. Probate Court file No. 03P1362 was closed on August 25, 2004.

Linda Baskin, spouse of Larry Porter Baskin, joins in this conveyance solely to convey any right, title, or interest she may have in the aforementioned property, marital or otherwise.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2331, page 67, Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **2126 Crystal Drive, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2005 real property taxes which are being assumed by the Grantee.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 11th day of April, 2005.

LARRY PORTER BASKIN

LINDA BASKIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared LARRY PORTER BASKIN and wife, LINDA BASKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this 11th day of April, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$125,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JONATHON ALAN LONG

Subscribed and sworn to before me this 11th day of April, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006