WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/05 08:58 2 pgs
Fees:13.00 Taxes:1276.50

20050615-0068152

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 18941-1

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The Baskin Company, LLC	**"New Owner"**	**117-11-044.01**
4270 Long Lane		
Franklin, TN 37064		

FOR AND IN 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, I,

Dan E. Minor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Baskin Company, LLC, a Tennessee limited liability company

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. 100 according to plan and survey made by W. B. Southgate, March 14, 1929, in Noel's Subdivision of Watkins Grove, which plan in not of record and bounded as follows:

BEGINNING at a point on the southerly margin of Woodmont Avenue at the Southeast corner of the intersection of Woodmont Avenue and Hord Street, which point is 1830.5 feet eastwardly from the eastern margin of Hillsboro Road, running; thence, with the southern margin of Woodmont Avenue South 88 degrees West 200 feet; thence, South 2 degrees West 155 feet; thence, North 88 degrees West 200 feet to the eastern margin of Hord Street; thence, with the eastern margin of Hord Street North 2 degrees East 155 feet to the beginning point. ALSO transferred is all right, title and interest in and to a right to tap a three inch water main on Woodmont Boulevard with a one-inch connection, subject to all conditions and limitations contained therein.

BEING the same property conveyed to Dan E. Minor, by Warranty Deed from Robert E. Baker and wife, Carolyn C. Baker, of record in Book 7510, Page 649, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **1717 Woodmont Blvd., Nashville, TN 37215**

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 my/our hand(s) this **13th** day of **June, 2005.**

Dan E. Minor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan E. Minor,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **June, 2005.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08