THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: K.W.I., Inc. Grantors
TO: Roger S. Baskin, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Roger S. Baskin	Same as Owner	104-16-0-391.00
2404 Belmont Boulevard		
Nashville, TN 37212		

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $500,000.00.

Roger S. Baskin
Affiant

Subscribed and sworn to before me this the 15th day of September, 2006.

My commission expires: 5/24/08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, K.W.I., Inc., hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Roger S. Baskin, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the southerly part of Lot No. 117, and the northerly part of Lot No. 116, on the Map of the Belmont Land Company's Property called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Belmont Boulevard, the southwest corner of part of lot No. 117 conveyed to J.A. Shotwell, by deed from Belmont Realty Company, of record in book 498, page 619, Register's office for said County, said point being 145 feet south of Elmwood Avenue; thence easterly along what was formerly Shotwell's southerly line 183 feet to an alley; thence along the margin of said alley, southerly 50 feet to the southeast corner of part of lot No. 116, conveyed to Bertha B. Reynolds, by deed from W.D. Lamb and wife, et al, as of record in book 689, page 324, said Register's Office; thence along Reynold's northerly line, westerly 183 feet to the easterly margin of Belmont Boulevard; thence with the margin of same, northerly 50 feet to the point of beginning.

Davidson County DEEDWARR
Recvd: 10/18/06 09:59 2 pg
Fees:13.00 Taxes:1850.00
20061018-0129193

Being the same property conveyed to K.W.I., Inc. by deed, recorded 07/03/2006 in Instrument No. 20060703-0079093, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **2404 Belmont Boulevard, Nashville, TN 37212.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 1st day of September, 2006.

"GRANTORS"
K.W.I., INC.

By: _____
Kenneth A. Wallace, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the President of the K.W.I., Inc., a corporation, and that as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Brentwood on this the 1st day of September, 2006.

_____
Notary Public
Commission Expires: 5/24/08

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008