WARRANTY DEED

NICOLE JENNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

William Allen Basinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2007

Nicole Jennette
Notary Public: ~~Patricia Nichols~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 5/11/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Allen Basinger	NEW OWNER	Map 150
P.O. Box 236	P.O. Box 236	Group 11
Irvington, KY 40146	Irvington, KY 40146	Parcel 193

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, we

Jessie Gollihue and husband, William Gollihue

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

William Allen Basinger and wife, Georgia D. Basinger

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. 312, on the Plan of Towne Village of the Country Section Four A, of record in Plat Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 312 fronts 40.00 feet on the southeasterly side of Spring Garden Court and runs back 92.52 feet on the southwesterly line and 162.08 feet on the northerly line to a line in the rear which measures 160.00 feet thereon.

Being the same property conveyed to Jessie Gollihue and husband, William Gollihue by deed from Household Financial Center, Inc., of record in Instrument 20020415-0045893, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6304, Page 985, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 20 & 21, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 520 Spring Garden Court, Antioch, TN 37013

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 17th day of January, 2007.

Jessie Gollihue

William Gollihue

Davidson County DEEDWARR
Recvd: 01/19/07 09:41 2 pgs
Fees:13.00 Taxes:455.10

20070119-0007700

FILE BOX 45

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 Jessie Gollihue and William Gollihue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of January 2006.

Nicole Jennette
NOTARY PUBLIC

My Commission Expires: ~~01/24/09~~ 5-11-10

