Davidson County DEEDWARR
Recvd: 08/13/07 12:54 2 pgs
Fees:13.00 Taxes:1572.13

20070813-0096555

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $424,900.00

Affiant

Subscribed and sworn to before me, this 10th day of May 2007.

Notary Public
My commission expires: 5/24/08

02-0607-46014

Address of New Owner:	Send Tax Bills to:	Tax Information
*	Randall R. Baskin	104-15-0-419
2613 Woodlawn Drive	2613 Woodlawn Dr	
Nashville TN 37212	Nashville, TN 37212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carol A. Winn, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to * Randall R. Baskin and wife, Sadie T. Baskin hereinafter called the Grantees, their successors 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 the East 58 feet of the West 109 feet of the North 170 feet of Lot No. 8 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 58 feet on the South side of Woodlawn Avenue (or Drive), formerly Belair Avenue, and runs back between parallel lines, parallel to and 51 feet East of 27th Avenue South, 170 feet to a dead line.

Being the same property conveyed to Carol A. Winn by deed from Ken G. Leediker and Stephen Robert Wells, dated 3-31-03, recorded 4-01-03, of record in Instrument No. 20030401-0042545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2613 Woodlawn Drive, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25 day of April, 2007.

Carol A. Winn

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carol A. Winn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Memphis, TN, this 25th day of April, 2007.

Notary Public

My Commission expires MY COMMISSION EXPIRES JAN. 29, 2008

