BILL GARRETT, Davidson County
Trans: T20090075521 DEEDWARR
Recvd: 11/05/09 10:32 2 pgs
Fees: 13.00 Taxes: 787.73

20091105-0102334

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $212,900.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

Notary Public
My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

Record & Return To:
Foundation Title & Escrow
30 Burton Hills Blvd. #175
Nashville, TN 37215

03-0910-36232

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin Lett 1225 Kenmore Place Nashville TN 37216	Same	72-07-0-082

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, Timothy J. Baskin and wife, Kelly Baskin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin Lett and wife, Heather Lett, 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 more particularly described as follows:

Being the easterly 46 feet of Lot No. 86 and the westerly 32 feet of Lot No. 87 on the Plan of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Kenmore Place (formerly Warner Avenue) 46 feet west of the common corner of Lot Nos. 86 and 87; thence northerly parallel to the line between said lots, 615 feet, more or less, to a point; thence easterly 1 foot to a point; thence southerly 132 feet to the center of a branch, being an inner corner of Lot No. 86; thence along the north line of Lot Nos. 86 and 87 easterly 77 feet to a point 32 feet west of the common corner of said Lot Nos. 86 and 87; thence southerly parallel to the line between said lots, 484.5 feet, more or less, to the northerly margin of Kenmore Place (formerly Warner Avenue); thence with the margin of same, westerly 79 feet to the point of beginning.

Being the same property conveyed to Timothy J. Baskin by deed from Bill F. Overton and Sherrie Murphy-Preuss and husband, Paul R. Preuss, dated July 25, 1997, recorded July 29, 1997, of record in Book 10546, Page 163, Register's Office for Davidson County, Tennessee. Timothy J. Baskin conveyed subject property to Timothy J. Baskin and wife, Kelly Baskin by Quitclaim Deed dated August 9, 2004, recorded August 25, 2004, of record in Instrument No. 20040825-0102912, 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 1225 Kenmore Place, Nashville, TN 37216

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 28th day of October, 2009.

Timothy J. Baskin

Kelly Baskin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 28th day of October, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN