BILL GARRETT, Davidson County
Trans:T20100040677 DEEDWARR
Recvd: 07/02/10 10:07 3 pgs
Fees:18.00 Taxes:795.50
20100702-0051964

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
A. Terry Baskin
4400 Belmont Park Terrace, Unit 155
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

MAP	**131-3**
GROUP	**B**
PARCEL	**155.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeanne K. Shuman, Trustee, or her successors in trust, under The Billy J. Shuman and Jeanne K. Shuman Marital Trust dated August 23, 1993,** , hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **A. Terry Baskin and Donna H. Baskin, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 155 on the Plan of Arden Place, Section Three, of record in Plat Book 4660, page 152, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeanne K. Shuman, Trustee, or her successors in trust, under The Billy J. Shuman and Jeanne K. Shuman Marital Trust dated August 23, 1993 by deed dated September 1, 1998 from Sara B. Harrison, unmarried, of record in Book 11098, page 704, Re-recorded in Book 11142, page 224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **4400 Belmont Park Terrace, Unit 155, Nashville, Tennessee 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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 hand this **the 22nd** day of **June, 2010.**

Jeanne K. Shuman, Trustee, or her successors in trust, under The Billy J. Shuman and Jeanne K. Shuman Marital Trust dated August 23, 1993

By: Jeane K Shuman, Trustee
Jeane K. Shuman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jeane K. Shuman, Trustee** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be of **Jeanne K. Shuman, Trustee, or her successors in trust, under The Billy J. Shuman and Jeanne K. Shuman Marital Trust dated August 23, 1993**, the within named bargainor, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012