BOOK 4004 PAGE 79

WARRANTY DEED

This Instrument Prepared By:
DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry G. Baird (NAME:)	Dobson & Johnson, Inc. (NAME:)	Map 115-11
Torrington Road (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Bldg. (STREET ADDRESS)	Par 46
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00

TEN AND NO/100 *DOLLARS*

Cash paid by Harry G. Baird and wife, Martha K. Baird, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Village Builders, Inc. has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Harry G. Baird and wife, Martha K. Baird

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. 70 on the Plan of West Meade Estates, Section 1, as of record in book 2663, page 110, Register's Office for said County.

Said lot No. 70 fronts 107 feet on the southerly side of Torrington Road and runs back between lines 412 feet on the westerly line and along a broken line on the easterly side 451.4 feet to a dead line in the rear on which it measures 82.4 feet.

Being the same real property conveyed to Village Builders, Inc., by deed from Dobson & Johnson, Inc., of record in book 3902, page 721, said Register's Office.

Fidelity Investment and Bond Corporation joins in this deed for the purpose of consenting to the same and of releasing and waiving any and all right of repurchase of said lot reserved to it in restrictions of record in Book 2864, page 348. But such waiver and release shall apply only to the transfer of said lot to HARRY G. BAIRD AND WIFE, MARTHA K. BAIRD, any further sale or transfer of said lot by said parties shall be subject to said repurchase provisions.

This is {unimproved / improved (✓)} property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry G. Baird and wife, Martha K. Baird ..... their *heirs and assigns, forever.*

And it does *do covenant with the said* Harry G. Baird and wife, Martha K. Baird *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Village Builders, Inc. does *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Harry G. Baird and wife, Martha K. Baird, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand* this 6th *day of* April, 19 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIDELITY INVESTMENT AND BOND CORP.

By: Executive Vice-President.

VILLAGE BUILDERS, INC.

By: President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Beverly Womble, a Notary Public of the State and County aforesaid, personally appeared Albert W. Johnson, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Executive Vice-President of the Fidelity Investment and Bond Corporation, the within named bargainor, a corporation, and that he as such Executive Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Executive Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of April, 1966.

Beverly Womble Notary Public

Commission expires 5/18/68

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Beverly Womble, a Notary Public of the State and County aforesaid, personally appeared James S. Jones, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Village Builders, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of April, 19 66.

Beverly Womble
Notary Public

Commission Expires 5/18/68

NOTARY PUBLIC BEVERLY WOMBLE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

$31,630.00

WARRANTY DEED

FROM

Village Builders, Inc.

TO

Harry G. Baird, et ux

STATE TAX $ 47.45
PROBATE .50
TOTAL $ 47.95

APR 8 1966

R. E. WORRAL
COUNTY COURT CLE
DAVIDSON COUNTY, TE

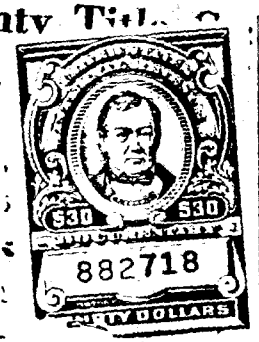
PAID APR 8 1966

APR 8 9 52 AM '66
NOTED: BOOK 4113 PAGE 787
RECORDING FEE $ 2.25
DEP. REG.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

2 3 6 2 8

Compliments of
Guaranty Title C





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