TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
James E. Baird
(NAME)
2944 Rich Acres Drive
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
Fidelity Federal Savings & Loan Assn.
(NAME)
4th and Union
(STREET ADDRESS)
Nashville, Tennessee
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
12D-54950
Map 60-7
Par. 105

BOOK 4240 PAGE 160

For and in consideration of the sum of $10.00
TEN and no/100----------DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated April 16, 1958, executed by Tony Ringpfeil and wife, payable to Fidelity Federal Savings & Loan Association, for the original amount of $13,500.00, with interest at 5% per annum, and 1% service fee; principal, interest and service fee all payable $86.99 monthly, and secured by a Deed of Trust of record in Book 2762, page 613, Register's Office for Davidson County, Tennessee.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

I, EMMA MATTHEWS RINGPFEIL, a widow,
have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. BAIRD and wife, TRULA JANE BAIRD, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 50 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for said County, and described as follows:
BEGINNING at a point on the easterly margin of Rich Acres Drive, at the southwest corner of Lot No. 49 on said plan; thence with the eastern margin of said Drive, southwardly 180 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southeastwardly 31.42 feet to a point on the northerly margin of Hillhurst Drive; thence with the northerly margin of said Hillhurst Drive, eastwardly 187.6 feet to the southwest corner of Lot 51 on said plan; thence with the line between said lots, northwardly 200 feet to the southeast corner of Lot No. 49; thence with the line between said lots, westwardly 207.6 feet to the beginning.
Being the same property conveyed to Tony Ringpfeil and wife, Emma Matthews Ringpfeil, by deed from Hillhurst, Inc., in Book 2539, page 187, Register's Office, the said Tony Ringpfeil having since died.

This is unimproved ( ) improved (X) property, known as Rich Acres Drive (House Number) (Street) Nashville, Tennessee (City or Town) (Postal Zone)
P. O. Address:

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.

Whenever 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 3rd day of June, 1968.

Emma Matthews Ringpfeil
EMMA MATTHEWS RINGPFEIL

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named EMMA MATTHEWS RINGPFEIL, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1968.

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-203627

FROM
Emma Matthews Ringpfeil, a widow

To
James E. Baird et ux

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 3rd day of June, 1968
L. D. Richards
My commission expires April 25, 1970

PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - HEBERT

BOOK 4240 PAGE 161

A 00266

T

IDENTIF. REFERENCE

JUN 4 12 48 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-4	CONV	21,500.00			
JUN-4	S'TAX		A*	55.90	
JUN-4	PR'FEE		A*	.50	
JUN-4	W'DEED		A*	3.00	* 59.40