BOOK 4590 PAGE 232

This Instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GORDON J. BAIRD, JR.	SAME	26-1 Para.55-56-57-58
(NAME:) 807 W. Main Street	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged.

R. B. ELIZER AND WIFE, MARY S. ELIZER *have bargained and sold, and by these presents do transfer and convey unto the said* GORDON J. BAIRD, JR., AND WIFE, MARY HILL BAIRD *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, in the City of Goodlettsville and being part of Lots 32, 33 and 34 of Block "G" of the Roscoe Place Subdivision as recorded in Book 843, page 73, Office of the Register Davidson County, Tennessee, described as follows:

BEGINNING at the center of a utility pole located in the east right-of-way of Hudson Ave. and in the south right-of-way of East Street at the point of their intersection running with the south right-of-way of East Street N. 50 degrees 45 minutes E. 82.6 feet to a stake in the south right-of-way of East Street corner of Elizer thence with and cornering with Elizer for the next 2 calls; S. 40 degrees 45 minutes E. 125.0 feet to a stake thence S. 40 degrees 45 minutes W. 82.6 feet to a stake in the east right-of-way of Hudson Ave. thence with the east right-of-way of Hudson Ave. N. 40 degrees 45 minutes W. 125.0 feet to the beginning. Containing 10325 sq. feet, according to a survey made by Charles R. Simmons, Surveyor, dated February 5, 1972. BEING the same property conveyed to R. B. Elizer, et ux by deed from Byrns O. Joyner, et us Book 2863, page 239, RODCT.

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 grantee *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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.*

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* grantee their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* March, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(R. B. ELIZER)

(MARY S. ELIZER)

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

Personally appeared before me, CARL W. OLDHAM, a Notary Public in and for said County and State, R. B. ELIZER AND WIFE, MARY S. ELIZER

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

Witness my hand and official seal at Hendersonville Tennessee, this 17 day of March, 1972.

Carl W Oldham
Notary Public

Commission expires 1-16-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE
COUNTY OF SUMNER

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $32,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Carl W. Oldham
AFFIANT

Subscribed and sworn to before me this 17th day of March, 1972.

My Commission Expires:1-22-75.

Paulette P. Oldham
NOTARY PUBLIC

APR-6 72 CONV 32,500.00
APR-6 72 S'TAX A* 84.50
APR-6 72 PR'FEE A* .50
APR-6 72 W'DEED A* 4.00 * 89.00

B 54746

IDENTIF. REFERENCE

APR 6 9 11 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
FROM
R. B. ELIZER, ET UX
TO
GORDON J. BAIRD, JR., ET UX

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee