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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$18,100.00 Sara E. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 1972

Betty A. Rath
Notary Public

MY COMMISSION EXPIRES: 5-10-75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney	480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie L. Baird (NAME)	Thomas & Hill, Inc. (NAME)	163-6-142
217 Joann Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gardner Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie L. Baird et ux Sara E. Baird

HEREINAFTER CALLED THE GRANTEES, 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. 90 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, page 52, Register's Office, Davidson County, Tennessee.

Said Lot No. 90 fronts 35.00 feet to a steel pin, thence 35.68 feet on the southerly margin of Joann Court, and runs back 147.36 feet on the west sideline, and 146.78 feet on the east sideline, and measures 75.87 feet across the rear lot line.

Being part of the same property conveyed to Gardner Constructions Co., Inc. by Deed from Jones Enterprises, Inc., of record in Book 4561, page 895, Said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4556, page 718, Said Register's Office.

This is unimproved (x) improved ( ) property known as 217 Joann Court (House Number) (Street) Nashville (P. O. Address) 37211 (City or Town) (Postal Zip)

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. 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 29th day of June, 1972

Robert Ray Gardner, President
Gardner Construction Co., Inc.

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STATE OF TENNESSEE
Davidson County

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 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Ray Gardner with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Gardner Construction Co., Inc. the within named bargainor, and corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert Ray Gardner as such President, and covering the same by said

Witness my hand and official seal at office at Nashville on this the 29th day of June, 19 72

My commission expires 5-10-75

Patsy A. Rath
Notary Public
Patsy A. Rath

WARRANTY DEED

FROM Gardner Construction Co., Inc.

TO: Eddie L. Baird

Sara E. Baird

B 65921

IDENTIF. REFERENCE

JUL 3 12 59 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-3-72	CONV	18,100.00			
JUL-3-72	S'TAX		A*	47.06	
JUL-3-72	PR'FEE		A*	.50	
JUL-3-72	W'DEED		A*	4.00	* 51.56

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219