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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ROYCE L. BAIRD, et ux

TO

KATHERINE H. KAVANAUGH

For draftsman's use

THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201
BY: [signature] ATTORNEY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine H. Kavanaugh (NAME)	same (NAME)	Map 71-4
2513 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 87
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12-D 02495

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 12 8 41 AM '72

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,500.00 Katherine H. Kavanaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1972.

[signature]
Notary Public

MY COMMISSION EXPIRES: August 9, 1974

(AFFIX SEAL)

887356

For and in Consideration of the sum of ----------Ten and no/100 ($10.00) Dollars---

---------- DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Royce L. Baird and wife, Clara V. Baird,
have bargained and sold, and by these presents do transfer and convey unto the said
Katherine H. Kavanaugh, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 341 on the Map of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County.
Said Lot No. 341 fronts 60 feet on the easterly side of Jones Avenue and runs back between parallel lines 215 feet to a dead line.
Being the same property conveyed to Royce L. Baird and wife, Clara V. Baird, by deed from Jerry Howard Bess and wife, Barbara Ann Bess, of record in Book 4221, page 779, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to the following restrictions:
Taxes for the year 1972 to be prorated as of the date of this deed, and will be paid
Easement for storm drainage ditch granted Metropolitan Government by Jerry Howard Bess and wife, Barbara Bess, of record in Book 4155, page 424, Register's Office for Davidson County, Tennessee.
Ten-foot easement along the easterly line of the lot for utilities and a 30-foot setback line from Jones Avenue, and conditions of owner's certificate, as shown on plan of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1373, page 98, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (XX) property, known as 2513 Jones Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Katherine H. Kavanaugh, her heirs and assigns, forever.

And we do covenant with the said Katherine H. Kavanaugh 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. except as noted herein.

And we, Royce L. Baird and wife, Clara V. Baird, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Katherine H. Kavanaugh, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand & this 8th day of Dec, 19 7[illegible]

Royce L. Baird

Clara V. Baird

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jack Muldarwell, a Notary Public in and for said County and State, the within named Royce L. Baird and wife, Clara V. Baird,

the bargainors, 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 Nashville, Tennessee, this 8th day of Dec, 19 7[illegible]

Jack Muldarwell, Notary Public.

Commission expires Aug 19, 1974

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 .....

DEC 12 CONV 10,500.00
DEC 12 STAX A* 27.30
DEC 12 RDFEE A* .50
DEC 12 RECFEE A* 1.00 31.80

of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purposes 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 .....