BOOK 4685 PAGE 276

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 1973

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan J. Foley, Jr., Attorney, 521 STahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rawley G. Speir, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	10D 42980
2000 Paula Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par

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, John L. Baird and wife, Mable R. Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rawley G. Speir and wife, Shirley M. Speir

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:

Land in Davidson County, Tennessee, being Lot No. 118, Section III, Shepherd Hills, as of record in Book 2900, page 56, Register's Office for said County.

SAID Lot No. 118 fronts 169.31 feet on the northerly side of Paula Drive and extends back 259 feet on the easterly line and 222.8 feet on the westerly line, to a dead line in the rear on which it measures 98.5 feet.

BEING the same property conveyed to John L. Baird and wife, Mable R. Baird, by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 4057, page 477, Register's Office for said County, and re-recorded in Book 4064, page 598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2997, page 69, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( ) This is improved (X) property, known as 2000 Paula Drive, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (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 our hands this 28th day of February, 1973

John L. Baird

Mable R. Baird

STATE OF TENNESSEE
Davidson County

BOOK 4685 PAGE 277

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Baird and wife, Mable R. Baird

the 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 Nashville, Tennessee, this 28th day of February, 1973

Commission expires 11/8/75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

file in box # 4

WARRANTY DEED

FROM

JOHN L. BAIRD, ET UX

TO

RAWLEY G. SPEIR, ET UX

B96775

IDENTIF. REFERENCE

MAR 2 2 22 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-2		CONV	36,500.00			
MAR-2	S'TAX			A*	94.90	
MAR-2	PR'FEE			A*	.50	
MAR-2		W'DEED		A*	4.00	* 99.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Rawley G. Speir
Route 9 Hermitage Pike
Nashville, Tenn.
37211