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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 $ 32,500.00

James D. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF March 19 74

John U. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys, 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Baird (NAME)	Hamilton Mortgage Corporation (NAME)	4D-24913
608 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Road, N.E. (STREET ADDRESS)	Map. 75-4
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia (CITY) (STATE) (ZIP)	Par. 77

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, HOWARD P. STAUDT and wife, CECELIA COLLEEN STAUDT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. BAIRD and wife, PATRICIA 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:

LAND in Davidson County, Tennessee, being Lot No. 310 on the plan of Tulip Grove Subdivision, Section 5, of record in Plan Book 4175, page 71, Register's Office for said County.

SAID Lot No. 310 fronts 95 feet on the westerly margin of frankfort Drive and extends back 148.94 feet on the northerly line and 195.45 feet on the southerly line to a dead line in the rear, measuring 140.76 feet thereon.

BEING the same property conveyed to Howard P. Staudt and wife, Cecelia Colleen Staudt by deed from David Faircloth and wife, Katherine Faircloth d/b/a Hardin Construction Company of record in Book 4584, page 959, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record

NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 608 Frankfort Drive, Hermitage, Tennessee
(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 hand s this 8th day of March, 19 74

Howard P. Staudt
HOWARD P. STAUDT

Cecelia Colleen Staudt
CECELIA COLLEEN STAUDT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOWARD P. STAUDT and wife, CECELIA COLLEEN STAUDT

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 8th day of March 19 74

Commission expires 5-1-76

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

JOHN V. AUCOIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
HOWARD P. STAUDT ET UX

TO
JAMES D. BAIRD ET UX

C 4 5 1 6 2

IDENTIF. REFERENCE

MAR 12 9 20 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

NASHVILLE, TENN.

MAR 12 74	CONV	32,500.00			
MAR 12 74	S TAX		A*	84.50	
MAR 12 74	PR FEE		A*	.50	
MAR 12 74	W DEED		A*	4.00	* 89.00