THIS
Jame
Att
71

BOOK 4798 PAGE 457

THIS INSTRUMENT PREPARED BY:
Thomas E. Stewart, Attorney
223 Madison Street
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARTHUR M. WILLARD, ET UX (NAME)	HAMILTON BANK (NAME)	
300 TWIN HILLS DRIVE (STREET ADDRESS OR ROUTE NUMBER)	200 FOURTH AVENUE NORTH (STREET ADDRESS)	Map 10 D
MADISON, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	Parcel 43160

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ---------- ($10.00)--- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

M. DELMAS BAIRD, ET UX, VIOLA S. BAIRD,

have this day bargained and sold, and do hereby transfer and convey unto the said

ARTHUR M. WILLARD, ET UX, SANDRA WILLARD, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 105, Twin Hills Drive, Shepherd Hills, Madison, Tennessee and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Shepherd Hills, Section VIII, as of record in Book 2854, page 119 and 120, Register's Office for said County.

Said lot fronts 120 feet on the southwesterly side of Twin Hills Drive and runs back between parallel lines 352 feet to a dead line.

Being the same property conveyed to M. Delmas Baird, et ux, Viola S. Baird by deed from Bobby C. Rager, et ux, Helen P. Rager of record in Book 4627, page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, setback lines, etc., of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 15th day of March, 19 74.

Affiant Delmas M. Baird

My commission expires 6-11-77 (Affix Seal)

Notary Pub Irene H. Deutsch

This is improved (unimproved ( ) XX) property, known as 300 Twin Hills Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

grantees, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 15th day of March, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. Delmas Baird

Delmas M. Baird

Viola S. Baird

THIS
Jame
Att
71

BOOK 4798 PAGE 458

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* M. DELMAS BAIRD, ET UX, VIOLA S. BAIRD,

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 Nashville, Tennessee,
this 15th *day of* March, *19*74.

Brenda H. Foutch
Notary Public

Commission expires 6-11-77

BRENDA H. FOUTCH NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 _____

MAR 22 '74 CONV 48,000.00
MAR 22 '74 S'TAX A* 124.80
MAR 22 '74 PR'FEE A* .50
MAR 22 '74 W'DEED A* 4.00 * 129.30

WARRANTY DEED

FROM
M. DELMAS BAIRD, ET UX

TO
ARTHUR M. WILLARD, ET UX

C 4 6 6 5 8

IDENTIF. REFERENCE

MAR 22 9 58 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Mail James C. Hall, Atty
711 Union Recd 12th Floor

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115