This Instrument Was Prepared By

Davey W. Beckham (mcl)

Of The Law Firm of Gordon Stahlman Building, Nashville, Tennessee

BOOK 4820 PAGE 351

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Albert W. Baird et ux.	J. I. Kislak Mortgage Company	161-10-39
(NAME)	(NAME)	
641 Huntington Parkway	1101 Brickell Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Miami, Florida 33131	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) ---------- ---------- *Dollars,*

cash in hand paid by Albert W. Baird and wife, Elese A. Baird, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Albert W. Baird and wife have assumed and agree to pay the unpaid balance of an original indebtedness of $28,750.00 secured by deed of trust of record in book 4540, page 531, Register's Office for Davidson County, Tennessee,

We, James W. Vance and wife, Mabel Wilson Vance,

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

Albert W. Baird and wife, Elese A. Baird, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 86 on the Plan of Sec. I, Huntington Park, as of record in Book 4175, page 10, Register's Office for said County, and described as follows:
Beginning at a point in the southerly margin of Huntington Parkway, at the common corner of Lots 86 and 87; thence with the line between said lots, southerly 160 feet to a point; thence westerly 91.4 feet to a point in the easterly margin of an unnamed street; thence with the margin of the same, northerly 135.8 feet to a point at the beginning of a curve; thence around said curve, northeasterly 38.6 feet to a point in the southerly margin of Huntington Parkway; thence with the margin of the same, easterly 62.8 feet to the point of beginning.
Being the same property conveyed to James W. Vance and wife, Mabel Wilson Vance by deed from Billy Edward Steekley and wife, Faye Renegar Steekley, of record in book 4540, page 529, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 28 day of May 19 74

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 641 Huntington Parkway, Nashville, Tennessee
(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

Albert W. Baird and wife, Elese A. Baird, 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 above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Albert W. Baird and wife, Elese A. Baird, their

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

Witness our hand s *this* 28 *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Vance

Mabel Wilson Vance

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David W. Ellis, a Notary Public in and for said County and State, James W. Vance and wife, Mabel Wilson Vance,

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 28 day of May, 19 74.

David W. Ellis
Notary Public

Commission expires 2/6/78

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.....

WARRANTY DEED

FROM
James W. Vance et ux.

TO
Albert W. Baird et ux.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 56623

IDENTIF. REFERENCE

MAY 31 8 07 AM '74

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAY 31 74	CONV	40,000.00			
MAY 31 74 S'TAX			A*	104.00	
MAY 31 74 PR'FEE			A*	.50	
MAY 31 74	W'DEED		A*	4.00	* 108.50