FORM NO. WD-1

BOOK 4902 PAGE 840

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500

James E. Small
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 1975.

John T. Conners, Jr.
Notary Public

MY COMMISSION EXPIRES: 9-1-1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip N. Baird, et ux (NAME)	J. I. Kislak Mortgage Corp. (NAME)	Par. 9D 6298
8025 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map 128-14-166
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Miami, FL 33131 (CITY) (STATE) (ZIP)	

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, JAMES E. SMALL and wife, MARY H. SMALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP N. BAIRD and wife, GAIL S. 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. 62 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for said County.

SAID Lot No. 62 fronts 68.0 feet on the northerly margin of Sawyer Brown Road and extends back 218.8 feet on the westerly line and 120.6 feet on the easterly line to a dead line in the rear, measuring 119.5 feet thereon.

BEING the same property conveyed to James E. Small and wife, Mary H. Small, by deed from Hillsboro Homes, Inc., of record in Book 4423, page 589, Register's Office for Davidson County, Tennessee.

SUBJECT to Deed of Trust executed by James E. Small and wife, Mary H. Small, to J. J. Foley, Jr., Trustee, of record in Book 4423, page 591, said Register's Office, to secure to J. I. Kislak Mortgage Corporation of Florida, the payment of one note dated June 8, 1970, in the original principal amount of $20,800.00, the unpaid balance of which is expressly assumed by the grantees; SUBJECT to restrictive covenants of record in Book 4265, page 777, and Book 4379, page 833, said Register's Office; SUBJECT to easements and setback line contained in Owner's Certificate shown on Plat of record in Book 4175, page 30, said Register's Office; and SUBJECT to 1975 taxes, which are assumed by grantees.

This is unimproved ( ) improved (X) property, known as 8025 Sawyer Brown Road, Nashville, TN 37221
(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 9th day of April, 1975

James E. Small
JAMES E. SMALL

Mary H. Small
MARY H. SMALL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John T. Conners Jr, a Notary Public in and for said County and State, the within named James E. Small and Mary H. Small

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 9th day of April, 19 75

Commission expires 7-1-75

John T. Conners Jr
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

WARRANTY DEED

FROM
JAMES E. SMALL and wife,
MARY H. SMALL

TO
PHILLIP N. BAIRD and wife,
GAIL S. BAIRD

C 93664

IDENTIF. REFERENCE

APR 9 11 16 AM '75

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-9 75	CONV	31,500.00				
APR-9 75	S'TAX		A*	81.90		
APR-9 75	PR'FEE		A*	.50		
APR-9 75	W'DEED		A*	4.00	*	86.40