BOOK 4957 PAGE 294

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 1975.

Notary Public

MY COMMISSION EXPIRES: 5-13-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John T. Conners, Jr., 21st Floor, First American Center, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ms. Cecilia Reese Lubin (NAME)	First Federal Savings & Loan Association of Nashville (NAME)	Map 144-4
2223 Hemmingway Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Parcel 2
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, WILL COLLIER BAIRD, JR. and wife, CHRISTINE BAIRD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CECILIA REESE LUBIN, A SINGLE PERSON

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. 7 of Block "O" on the Map of Tyne Meade, Section III, as of record in Book 1424, pages 12-14, Register's Office for said County.

BEGINNING at a point in the south margin of Hemmingway Drive at the corner of Lots 7 and 8; thence with the line between said lots, southerly 230 feet to a point, a corner of Lot No. 6; thence with the line between said lots, southerly 230 feet to a point, a corner of Lot No. 6; thence with the line between Lots 6 and 7 westerly 200 feet to the easterly margin of Everett Drive; thence with the margin of the same, northerly 200 feet to the beginning of a curve; thence with the said curve, northeastwardly 31.42 feet to a point in the south margin of Hemmingway Drive; thence with the margin of the same, easterly, passing a concrete monument at 49.9 feet, a total distance of 180.3 feet to the point of beginning.

BEING the same property conveyed to Will Collier Baird, Jr., and wife, Christine Baird, by deed from Earl W. L'Esperance and wife, Marilyn D. L'Esperance, of record in Book 4336, page 116, Register's Office for Davidson County.

SUBJECT to Deed of Trust executed by Will Collier Baird, Jr., and wife, Christine Baird, to T. I. Holman, Jr., Trustee, of record in Book 4815, page 615, said Register's Office, to secure an indebtedness which is assumed by grantee; SUBJECT to Restrictive Covenants of record in Book 1489, page 471, said Register's Office; SUBJECT to easements and setback lines of record in Book 1424, page 12-14, and SUBJECT to 1975 taxes, which have been prorated and assumed by grantee.

unimproved
This is improved (X) property, known as 2223 Hemmingway Drive, Nashville, Tennessee 37215
(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 30th day of September, 19 75

WILL COLLIER BAIRD, JR.

CHRISTINE BAIRD

STATE OF TENNESSEE
Davidson County

BOOK 4957 PAGE 295

Personally appeared before me, Nancy C. Walker, a Notary Public in and for said County and State, the within named Will Collier Baird, Jr., and Christine 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 30th day of September 1975.

Commission expires 5-13-79

Nancy C. Walker
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

WILL COLLIER BAIRD, JR., and wife, CHRISTINE BAIRD

TO

CECILIA REESE LUBIN, A SINGLE PERSON

D 17965

IDENTIF. REFERENCE

SEP 30 3 33 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 30 75	CONV	54,500.00			
SEP 30 75	S'TAX		A*	141.70	
SEP 30 75	PR'FEE		A*	.50	
SEP 30 75	W'DEED		A*	4.00	* 146.20