ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	9D-G298
(NAME)	(NAME) Union at Fourth	128-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	166
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

PHILLIP N. BAIRD AND WIFE, GAIL S. BAIRD

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM CLARK BRACKMAN, JR. AND WIFE, MARIETTA L. BRACKMAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 Phillip N. Baird and wife, Gail S. Baird by deed from James E. Small and wife, Mary H. Small of record in Book 4902, page 840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 8025 Sawyer Brown Road (House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 13 day of January, 19 76.

Phillip N. Baird — PHILLIP N. BAIRD

Gail S. Baird — GAIL S. BAIRD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named PHILLIP N. BAIRD AND WIFE, GAIL S. BAIRD

the bargainors, 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 13th day of January, 1976.

My commission expires 8-1-77 Notary Public V. L. Baldyga

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William Clark Brackman, Jr.

Sworn to and subscribed before me
this 13 day of January, 1976.

My commission expires 8-1-77 Notary Public V. L. Baldyga

This instrument was prepared by:
This instrument prepared by

Name	Address
STEPHENSON AND LACKEY	First Federal Building, Nashville, Tennessee 37219

JAN 15 76 CONV 33,500.00
JAN 15 76 S TAX B* 87.10
JAN 15 76 PR FEE B* .50
JAN 15 76 W DEED B* 4.00 * 91.60

WARRANTY DEED

FROM PHILLIP N. BAIRD AND WIFE, GAIL S. BAIRD

TO WILLIAM CLARK BRACKMAN, JR. AND WIFE, MARIETTA L. BRACKMAN

D 32275

IDENTIF. REFERENCE

JAN 15 1 34 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219