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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
W. J. Tanner	W. J. Tanner	
Apt. 120, (NAME) 6001 Old Hickory Boulevard	(NAME) SAME	119-3
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tenn. 37076	(STREET ADDRESS)	150 Pw
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Steven L. Baird, a single person, hereinafter called the Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said W. J. Tanner, a single person

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

LAND in Davidson County, Tennessee, being Lot NO. 80 on the Plan of Hill-N-Dale, Section 2, as of record in Book 4175, page 5, Register's Office for said County, to which plat reference is here made for a more complete description of said Lot.

BEING part of the same property conveyed to Steven L. Baird by deed from Houston T. Ezell and wife, Mable W. Ezell of record in Book 4945, page 339, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to 1976 property taxes which will be prorated as of the date of closure; restrictive covenants of record in Book 4206, page 106; and Terms of Owner's Certificate, easements, setback lines, and other data as shown on the Plan of record in Book 4175, page 5; and other easements of record, said Register's Office.

MAY24'76	CONV	*6,500.00			
MAY24'76 S'TAX			B*	16.90	
MAY24'76 PR'FEE			B*	.50	
MAY24'76	W'DEED		B*	4.00	* 21.40

unimproved (X)
This is improved ( ) property, known as Lot #80, (House Number) (Street)
Hill-N-Dale Subdivision, Section 2, Nashville, Tennessee
(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 21st day of May, 19 76.

Steven L. Baird

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven L. Baird, a single person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, this 21st day of May, 19 76.

My commission expires 2-11-80 Notary Public Melanie J. Garrison

MELANIE J. GARRISON NOTARY PUBLIC DAVIDSON COUNTY

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 $ 6,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

W. J. Tanner

Sworn to and subscribed before me this 21st day of May, 19 76

My commission expires 2-11-80 Notary Public Melanie J. Garrison

MELANIE J. GARRISON NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, Suite 100, 4207 Lebanon Rd., Hermitage, Tenn. 37076

Name Address

WARRANTY DEED

FROM STEVEN L. BAIRD

TO W. J. TANNER

D 5 0 6 1 5

IDENTIF. REFERENCE

MAR 24 3 17 PM '76

REGISTER DAVIDSON COUNTY, TENN.

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