This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

BOOK 5029 PAGE 279

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. WARD and	341 Hill Street	Map 94
(NAME) KENNETH E. STENDER	(NAME) Nashville Tenn.	Par. 138
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) 37210.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------

----------AND NO/00---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged.

GORDON J. BAIRD, JR., Trustee, hereinafter called Grantor,

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

JAMES E. WARD AND KENNETH E. STENDER, hereinafter called Grantees

(successors), heirs and assigns,

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

A tract of land located in the Third Civil District of Davidson County, Tennessee being Lot 5-C on the plat of River Hills Industrial Park as of record in Book 4660, page 121, Register's Office for Davidson County and Being more particularly described as follows:

COMMENCING at an iron pin in concrete in the west line of Spence Lane at the south terminus of a 25' radius return in the southwest quadrant of the intersection of Clovernook Drive and Spence Lane and go the following courses to the point of beginning:

Along the west line of Spence Lane in a southerly direction with a 531.07' radius curve to the right a distance of 135.09' to an iron pin in concrete; thence, South 9 degrees 33' 30" West a distance of 206.80' to an iron pin and the point of beginning and proceeding as follows: Continuing South 9 degrees 33' 30" West a distance of 172.86' to a concrete monument; thence, leaving the west line of Spence Lane, North 80 degrees 26' 30" West a distance of 278.72' to a concrete monument; thence, North 7 degrees 44' 08" East a distance of 172.95' to an iron pin; thence South 80 degrees 26' 30", East a distance of 284.22' to the point of beginning and containing 1.1 acres, more or less.

BEING the same property conveyed to Gordon J. Baird, Jr. Trustee, by deed from Riverhills, Inc., as of record in Book 4889, Page 541, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 4 **day of** February, **19**76

Gordon J. Baird Trustee

(GORDON J. BAIRD, JR., TRUSTEE)

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STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* GORDON J. BAIRD, JR., *the within-named bargainor, with whom I am personally acquainted, and who acknowledged that* he as Trustee *executed the within instrument for the purposes therein contained,* by himself as Trustee.

Witness my hand and official seal at Hendersonville, *Tennessee, this* 14 *day of* February, *19* 76

Paulette P. Oldham *Notary Public*

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF }

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

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 26th day of May 19 76.

Affiant

Notary Public

My commission expires:

(Affix Seal)

Rep Register

MAY26 76	CONV	90,000.00			
MAY26 76	CONV	25,000.00			
MAY26 76	S'TAX		B*	299.00	
MAY26 76	PR'FEE		B*	.50	
MAY26 76	W'DEED		B*	4.00	* 303.50

WARRANTY DEED

FROM

GORDON J. BAIRD, JR., TRUSTEE

TO

JAMES E. WARD AND

KENNETH E. STENDER

D 50997

IDENTIF. REFERENCE

MAY 26 2 10 PM '76

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989