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

Mail 7

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HAROLD E. SCHMIDT	same	43-9 14
(NAME)	(NAME)	
409 N. Gallatin Rd.		11D 22890
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------AND NO/100---------- *Dollars,*

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

BAIRD ENTERPRISES, INC., A TENNESSEE CORPORATION, hereinafter called the Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said
HAROLD E. SCHMIDT, hereinafter called the Grantee,
(successors), heirs and assigns,
certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 1 on the map of the Division of the Gee Lands as of record in Book 332, Page 74, Register's Office for said County, being Lot No. 11 on the unrecorded map of the said subdivision of the east part of Lot No. 1 of the Gee Lands described according to a survey made by Harvey Gee, May 20, 1948 as follows:

Beginning on the westerly margin of Gallatin Road at the common corner of Lots Nos. 11 and 12, being 179.59 feet south of the southerly margin of Williams Avenue; thence with the line between Lots 11 and 12 westwardly 175 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of Lots Nos. 10 and 11; thence with the line between said lots, eastwardly 175 feet to the westerly margin of Gallatin Road; thence with the westerly margin of said road, northwardly 50 feet to the point of beginning.

Being the same property conveyed to Baird Enterprises, Inc., by Deed from John L. Baird and wife, Mabel R. Baird, and Charles R. Baird as of record in Book 4364, Page 345, Register's Office for Davidson County, Tennessee.

The purchase money for this conveyance is secured by a deed of trust in the amount of $65,000.00 which is recorded simultaneously herewith.

The parties hereto hereby release all the rights and claims set forth in instruments of record in Book 4817, Page 850 and Book 4917 Page 125, 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 1 day of June, 19 76

BAIRD ENTERPRISES, INC.

Charles R Baird

By: CHARLES R. BAIRD, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* CHARLES R. BAIRD, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* BAIRD ENTERPRISES, INC., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Hendersonville, Tennessee, *this* 1 *day of* June, *19*76.

Paulette P. Oldham
Notary Public

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 4 day of June, 1976

X Carl H. Oldham
Affiant

My commission expires: 1-22-79
(Affix Seal)

Paulette P. Oldham
Notary Public

JUN-9 76 CONV 65,000.00
JUN-9 76 S'TAX B* 169.00
JUN-9 76 PR'FEE B* .50
JUN-9 76 W'DEED B* 4.00 * 173.50

WARRANTY DEED

FROM

BAIRD ENTERPRISES, INC.

TO

HAROLD E. SCHMIDT

D 52861

IDENTIF. REFERENCE

JUN 9 10 26 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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