| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Will C. & Christine E. Baird (NAME) | First Federal Savings and Loan (NAME) | |
| 3518 Central Avenue (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | 104-5 |
| Nashville, Tennessee 37205 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | 326 Pal |

## 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 is hereby acknowledged;

we,

Douglas O. Eason and wife, Laurel E. Eason

have bargained and sold, and by these presents do transfer and convey unto the said Will C. Baird, Jr. and wife, Christine E. Baird

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

Being the east 44 feet of Lot No. 263 and the west 16 feet of Lot No. 264 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for said County.

Said parts of said Lots Nos. 263 and 264 adjoin and front together 60 feet on the north side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Douglas O. Eason and wife, Laurel E. Eason by deed from T. Dayton Wright of record in Book 4890, page 282, Register's Office for Davidson County, Tennessee.

---

AUG 23 76 CONV 33,000.00
AUG 23 76 S'TAX B* 85.80
AUG 23 76 PR'FEE B* .50
AUG 23 76 W'DEED B* 4.00 * 90.30

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

This is unimproved ( ) improved (X) property, known as 3518 (House Number) Central Avenue (Street)
Nashville, Tennessee 37205 (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 19th day of August, 19 76.

Douglas O. Eason
DOUGLAS O. EASON

Laurel E. Eason
LAUREL E. EASON

BOOK 5061 PAGE 72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. G. Lackey, a Notary Public in and for said County and State, the within named Douglas O. Eason and wife, Laurel E. Eason

the bargainor, 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 19 day of August, 1976.

My commission expires Sept 7-1977 Notary Public H. G. Lackey

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 $ 33,000.00

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

Sworn to and subscribed before me this 19 day of August, 1976.

My commission expires Sept 7-1977 Notary Public H. G. Lackey

| This instrument was prepared by: | | |
|---|---|---|
| Name | *This instrument prepared by* STEPHENSON AND LACKEY<br>First Federal Building<br>Nashville, Tennessee 37219 | Address |

WARRANTY DEED

FROM

DOUGLAS O. EASON AND WIFE,

TO

LAUREL E. EASON

WILL C. BAIRD, JR. AND WIFE,

CHRISTINE E. BAIRD

64447

IDENTIFICATION REFERENCE

AUG 23 2 00 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

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