Form No. WD-1

BOOK 5101 PAGE 640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 1976

Notary Public

MY COMMISSION EXPIRES: 2/11/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert W. Baird (NAME)	Dobson & Johnson, Inc. (NAME)	161-11
528 Tobylynn Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	79
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	6DU-74903

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ernest A. Trammell et ux Paulette J. Trammell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert W. Baird et ux Elese A. Baird

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plat of Huntington Park, Section 4, of record in Plat Book 4460, page 74, Register's Office for said County, described as follows:

Said Lot 314 fronts 70.09 feet on the northerly margin of Tobylynn Drive and extends back 210.3 feet on the easterly line, and 244.93 feet on the westerly line, to a line on the rear on which it measures 91.3 feet.

Being the same property conveyed to Ernest A. Trammell and wife, Paulette J. Trammell by deed from Smithson Construction Co., Inc. of record in Book 4863, page 120, said Register's Office.
END

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved ( ) property, known as 528 Tobylynn Drive (House Number) (Street) Nashville, TN 37211 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 29TH day of DECEMBER, 19 76

Ernest A. Trammell — Ernest A. Trammell

Paulette J. Trammell — Paulette J. Trammell

by Ernest A. Trammell attorney in fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest A. Trammell

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 29TH day of DECEMBER 19 76

Commission expires 9/16/78

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State the within Ernest A. Trammell, by Power of Attorney, to me known to be the person who executed the foregoing instrument in behalf of Paulette J. Trammell, the bargainor, and the said Ernest A. Trammell, Attorney-in-Fact, who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Paulette J. Trammell.

Witness my hand and official seal at, Nashville, Tennessee, this 29th day of December, 1976.

Notary Public

My commission expires: 9/16/78

WARRANTY DEED

FROM
Ernest A. Trammell

TO
Albert W. Baird

D 8 3 2 7 1

IDENTIF. REFERENCE

DEC 30 10 00 AM '76

FEE
DAVIDSON COUNTY REGISTER
TENN.

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

DEC30%	CONV	39,500.00			
DEC30%S'TAX			B*	102.70	
DEC30%PR'FEE			B*	.50	
DEC30%	W'DEED		B*	4.00	* 107.20