WARRANTY DEED

BOOK 5109 PAGE 633

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 1977

Notary Public

MY COMMISSION EXPIRES: May 30, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214t

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Baird (NAME)	Guaranty Mortgage Company	148-12
124 Dowdy Court (STREET ADDRESS OR ROUTE NUMBER)	10th Floor (NAME) First American Center (STREET ADDRESS)	169 Field Book No.
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37238 (CITY) (STATE) (ZIP)	2DU-22966

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, William Wauford and wife, Patricia E. Wauford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Baird and wife, Judy D. 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. 84, on the Plan of Hazelwood Section Eleven, as of record in Book 4300, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 35.5 feet on the west side of Dowdy Court and extends back between lines 117.96 feet on the north line and 156.54 feet on the south line to a dead line in the rear on which it measures 135.100 feet.

Being the same property conveyed to William Wauford and wife, Patricia E. Wauford by deed from R.B. Woodroof and wife, Margrette D. Woodroof, as of record in Book 4497, page 313, Register's Office for Davidson County, Tennessee.

JAN27	CONV	29,750.00			
JAN27	S'TAX		B*	77.22	
JAN27	PR'FEE		B*	.50	
JAN27	W'DEED		B*	4.00	* 81.72

This is unimproved ( ) / improved (X) property, known as 124 Dowdy Court, Nashville, Tennessee 37013 (House Number) (Street) (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 17th day of January, 19 77

William Wauford

Patricia E. Wauford

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STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Wauford and wife, Patricia E. Wauford

the bargainor S, 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, TN. this 12th day of January, 1977

Charlie Fox, Jr. Notary Public

Commission Expires 4-22-80

NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that { he / they } 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 official seal at office at _____ on this the _____ day of _____, 19__.

_____
Notary Public

My commission expires _____

WARRANTY DEED

FROM William Wauford et ux

TO Robert E. Baird et ux

TITLE INSURED BY POLICY NUMBER: D 87012

IDENTIFICATION REFERENCE

Title Associates, Inc. Livery of Seizin

J 27 2 04 PM 1977

FEE $ RECORDER

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

File, George E. Vaughan Jr. Atty