This instrument was prepared by Melton W. Smith Jr. Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

WARRANTY DEED

Mail

BOOK 5228 PAGE 410

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold J. Baird etux, Carolyn M.	(same)	Map 130-8
(NAME) 4313 Wallace Lane	(NAME)	Parcel 68
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee. 37215.	(STREET ADDRESS)	7 DA-42285
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)----------*Dollars,*
cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original amount of $40,500.00 payable to Hamilton Mortgage Company and assigned to Cumberland Mortgage Company; and secured by a deed of trust executed by Roger H. Levin and wife, of record in Book 4704, page 463, Register's Office for Davidson County, which unpaid balance Grantees assume and promise to pay, I,

Roger H. Levin, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said
Harold J. Baird and wife, Carolyn M. Baird, hereinafter called Grantees, their

~~successors~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 48 on the Map of Sneed Estates of record in Book 2133, pages 10 and 11, said Register's Office.
Said Lot No. 48 fronts 132 feet on the west side of Wallace Lane and runs back between parallel lines 305.5 feet to a dead line in the rear.

Being the same property conveyed to Grantor by deed from Rosalyn B. Levin of record in Book 5109, page 381, said Register's Office.

Said property is subject to the following:
(1) Restrictive covenants of record in Book 2092, page 410, as amended in Book 2097, page 93, said Register's Office; and,
(2) Setback lines, easements and limitations as shown on the Plan of record in Book 2133, pages 10 and 11, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,000.00

Subscribed and sworn to before me, this the 29th day of November, 1977

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4313 Wallace Lane, Nashville, Tennessee. 37215.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantees, their

~~successors~~ *heirs and assigns forever.* I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated above and for 1977 taxes which have been prorated and paid.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* November, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger H. Levin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roger H. Levin

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

Witness my hand and official seal at Nashville, Tennessee *this* 29th *day of* November, *19*77...

Notary Public

Commission expires Nov 26, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

DEC-1?? CONV 57,000.00
DEC-1??S'TAX B* 174.20
DEC-1??PR'FEE B* .50
DEC-1?? W'DEED B* 4.00 * 178.70

WARRANTY DEED

FROM

Roger H. Levin

TO

Harold J. Baird and wife.

E 39496

IDENTIF. REFERENCE

DEC 1 9 21 AM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS