FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,100.00

James J. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 1978.

Notary Public

MY COMMISSION EXPIRES: 11/28/1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES T. BAIRD, et ux (NAME)	REALTY MORTGAGE, INC. (NAME)	
3916 Bradley Court (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway - Suite 250 (STREET ADDRESS)	184-15
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	175

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 H. SMITHSON & SONS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. BAIRD and wife, TAYLOE H. 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 the Fifth Civil District of Davidson County, Tennessee, being Lot No. 54 on the Revised Plan of Haywood Forest Subdivision, of record in Book 5200, page 2, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William H. Smithson & Sons, Inc., by deed from George T. Hicks and Jim Gillespie, of record in Book 5199, page 14, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3916 Bradley Court, Antioch, 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 this 4th day of May, 19 78

William H. Smithson President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William H. Smithson and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the William H. Smithson & Sons Inc the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William H Smithson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tenn. on this the 4th day of May 19 78

My commission expires 10/28/78

_____
Notary Public

E 64209

IDENTIF. REFERENCE

MAY 8 3 42 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLIAM H. SMITHSON & SONS, INC.

TO

JAMES T. BAIRD, et ux

MAY-8 TAYLOE H. BAIRD
MAY-8 PLEASE FILE BOX "7"
MAY-8 CONV 45,100.00
MAY-8 S'TAX B* 117.26
MAY-8 PR'FEE B* .50
MAY-8 W'DEED B* 4.00 * 121.76

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.