E 9 3 7 0 1

IDENTIF. REFERENCE

OCT 11 2 15 PM '78

FELIX [illegible] REGISTER

MAP 148-15
PAR 147-JS

Send Tax Bills To:

Robert S. Hite
5009 Timberhill Drive
Nashville, TN 37211

This Instrument was Prepared
CHARLES H. BEATY
Attorney-At-Law
Public Square
GALLATIN, TENNESSEE

BOOK 5349 PAGE 290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid to us, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of and the agreement to pay the balance of an indebtedness to REALTY MORTGAGE, INC. which indebtedness is fully described in and secured by deed of trust of record in Book 5282, Page 917, in the Register's Office of Davidson County, Tennessee.

WE, JAMES T. BAIRD AND WIFE, TAYLOE H. BAIRD have this day bargained and sold and by these presents do hereby transfer and convey unto ROBERT S. HITE, unmarried, his heirs and assigns, forever, the following described tract or parcel of land, 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 property conveyed to James T. Baird and wife, Tayloe H. Baird by deed from William H. Smithson & Sons, Inc., of record in Book 5282, Page 915, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same and that it is free from any lien or encumbrance whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, 1978 real estate taxes, and the indebtedness referred to herein.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands this the 27th day of September, 1978.

James T. Baird
JAMES T. BAIRD

Taylor H. Baird
TAYLOE H. BAIRD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named bargainors, JAMES T. BAIRD AND WIFE, TAYLOE H. BAIRD, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1978.

Charles H Beaty
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/27/80.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 49,900.00.

Robert S. Hale
AFFIANT

SUBSCRIBED and sworn to before me this the 27th day of September, 1978.

Charles H. Beaty
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHARLES H. BEATY

My Commission Expires: 1/27/80.

OCT 11 78	CONV	49,900.00			
OCT 11 78	S'TAX		B*	129.74	
OCT 11 78	PR'FEE		B*	.50	
OCT 11 78	W'DEED		B*	4.00	* 134.24