BOOK 5486 PAGE 777

SEND TAX BILL TO: FB# -- LW 00665
William Ward
Lakewood Flower Shop
3001 - Hadley Cove
Old Hickory Tenn

Map #53-7
Parcel #73

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Thousand Five Hundred Dollars ($6,500.00), paid and to be paid as follows, that is, the sum of One Thousand Dollars ($1,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and the remaining balance of Five Thousand Five Hundred Dollars ($5,500.00) due and payable in quarterly installments of One Thousand Three Hundred Seventy-Five Dollars ($1,375.00) each on or before 1, 2, 3, and 4 quarters from date with interest at the rate of nine per cent (9%) per annum, payable annually, we, EDWARD B. BAIRD and wife, SARA H. BAIRD, have this day bargained, sold, transferred and conveyed and by these presents do hereby bargain, sell, transfer and convey unto WILLIAM WARD and wife, IVY ELSIE WARD, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Land and building in Davidson County, Tennessee, being the approximate easterly one-third (1/3) of Block One (1), on the plan of Dabbs and Elliotts Subdivision No. One, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee. Said Lot runs 120 feet in depth between parallel lines with the said building walls of approximately 8 inches (and the frontage between said 8 inch walls is approximately 15 and .4 inches) in thickness and each wall being the easterly and westerly boundary of the premises being conveyed herein excepting the land area at the rear or northerly end of said building which land area is included within the parallel depth lines of 120 feet. This said land and building is presently occupied by the Lakewood Flower & Gift Shop.

DEED REFERENCE:

Being a part of that property which the State Building and Loan Association of Lebanon, Tennessee, conveyed unto W. J. Baird and Edward B. Baird on February 19, 1942, by instrument recorded in Deed Book 1174, Page 606 and which W. J. Baird conveyed unto Edward B. Baird on October 10, 1947, by instrument recorded in Book 1973, Page 44, all in the Register's Office for Davidson County, Tennessee.

This is improved property located on the northeasterly side of Old Hickory Blvd., 50 feet northwest of 22nd Street in Lakewood, Tennessee.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said WILLIAM WARD and wife, IVY ELSIE WARD, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1976 and thereafter, all of which the Grantees herein assume and agree to pay.

This conveyance is subject to such restrictions as may be of public record, if any, and governmental zoning rules and regulations. Said conveyance is further subject to the exact location of the proposed right-of-way of the State of Tennessee for State Project #19042-2220-04, and to a temporary construction easement outside of the proposed right-of-way line to be used by the State of Tennessee, its contractors or assigns, for a period of three (3) years, which proposed right-of-way is designated as Tract #41, 4th Civil District of Davidson County, Tennessee, and is described as follows:

> Being a part of Lots 9 and 10 on Block 1 on the plan of Dobbs and Elliots' Subdivision No. 1 of record in Book 547, Page 97 described as follows: Beginning at the point of intersection of the northwest boundary of the W. T. Corley property and the northeast margin of Old Hickory Boulevard (State Route 45); thence along the said northeast margin North 45° 45' West 50 feet, more or less to a point; thence North 44° 15' East 11 feet, more or less to a point; thence South 45° 45' East 50 feet, more or less, to a point in the said boundary thence along the said boundary South 44° 15' West 11 feet, more or less to the point of beginning and containing 550 square feet and being part of the property conveyed by State Building and Loan Association to Edward B. Baird of record in Book 1973, Page 44, Register's Office for Davidson County, Tennessee.

The said temporary construction easement outside the proposed right-of-way which remained vested in the Grantors herein and which is conveyed herewith to the Grantees herein is described as follows:

Beginning at the point of intersection of the Corley boundary and the proposed northeast margin of Old Hickory Boulevard described above; thence along the said margin North 45° 45' West 50 feet, more or less to a point; thence North 44° 15' East 2 feet, more or less to a point; thence along the meander of the slope southeastwardly 50 feet, more or less to a point in the said boundary; thence along the said boundary South 44° 15' West 1 foot, more or less to the point of beginning and containing 75 square feet. This property is improved and is located on the northeast side of Old Hickory Boulevard 50 feet northwest of 22nd Street in Lakewood, Tennessee.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 12th day of February, 1976.

F47794

IDENTIFICATION REFERENCE

AUG 22 10 49 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward B Baird
EDWARD B. BAIRD

Sara H. Baird
SARA H. BAIRD

STATE OF TENNESSEE

COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, EDWARD B. BAIRD and wife, SARA H. BAIRD, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 12th day of February, 1976.

NOTARY PUBLIC WILSON COUNTY, TN.

Notary Public

My commission expires:
April 26, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$6,500.00
Mrs F Ward
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22nd DAY OF August 1979.
Deputy Register

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5486 PAGE 780

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6500.00-	CO
			16.90	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 26.40-
6166A	08/22/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F47794

IDENTIF. REFERENCE

AUG 22 10 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706624