New Owner:
SEND TAX BILL TO:
Marion N. Wilson, DDS-PC
102 22nd Avenue
Old Hickory, Tennessee

PARCEL NO. 73
ORIG. NO. 00665
MAP NO. 53-7

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
225 East Market Street
Lebanon, Tennessee 37087

BOOK 5502 PAGE 794

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, this the 15th day of Aug, 1979.

Notary Public

My comm. expires: Apr 26 1982

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Dollars ($18,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, EDWARD B. BAIRD and wife, SARA B. BAIRD, have this day bargained, sold, transferred and conveyed unto MARION N. WILSON, D.D.S., P.C., PENSION TRUST, its successors and assigns, in fee simple forever, the following described tract or parcel of land, situated and lying in the 4th Civil District of Davidson County, Tennessee, to-wit:

Being Lots #9 and 10 of Block 1 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee. Said lots front together 50 feet on the northeasterly side of Concrete Drive and runs back between parallel lines 120 feet to an alley.

DEED REFERENCE:

Being the same property conveyed unto W. J. Baird and Edward B. Baird by deed from The State Building and Loan Association of record in Book 1174, Page 606, Register's Office for Davidson County, Tennessee. By deed of record in Book 1973, Page 44, said Register's Office, W. J. Baird conveyed his one-half (1/2) interest unto Edward B. Baird, making him the holder of the fee simple title. Sara B. Baird joins in this conveyance for the purpose of conveying any interest she might have in said property.

This is _____improved _____unimproved property.

This conveyance is made subject to the right-of-way for the State of Tennessee for Project #19042-2220-04, which right-of-way is described as follows:

Being part of Lots 9 and 10 on Block 1 on the plan of Dobbs and Elliott's 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

3405

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 a part of the property conveyed to Edward B. Baird by deed of record in Book 1978, Page 44, Register's Office for Davidson County, Tennessee.

BOOK 5502 PAGE 795

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is the following described tract or parcel of land conveyed unto WILLIAM WARD, ET UX, IVY ELSIE WARD, by deed of record in Deed Book _____, Page _____, Register's Office for Davidson County, Tennessee.

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 Illiotts 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.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said MARION N. WILSON, D.D.S., P.C., PENSION TRUST, its successors 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 1980 and thereafter, all of which the Grantee herein assumes and agrees to pay. Taxes for the year 1979 shall be prorated as of date of deed and settled in cash between the parties, with Grantee assuming payment thereof.

This conveyance is subject to any restrictions of public record applicable thereto.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 1st day of August, 1979.

Edward B. Baird
EDWARD B. BAIRD

Sara B. Baird
SARA B. BAIRD

STATE OF TENNESSEE

BOOK 5502 PAGE 796

COUNTY OF WILSON, SS:

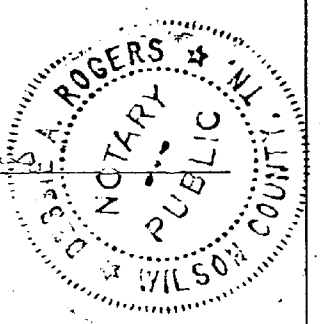
Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, EDWARD B. BAIRD and wife, SARA B. BAIRD, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein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

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 10th day of August, 1979.

Debbie A. Rogers
Notary Public

My commission expires:

12-2-80



F. 5 3 4 8 8

IDENTIF. REFERENCE

SEP 21 12 38 PM '79

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5502 PAGE 797 _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			18000.00- CO	
			46.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	56.30-
3405A	09/21/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-53488

IDENTIF. REFERENCE

SEP 21 12 38 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 713652