DEED OF EXCHANGE

BOOK 5750 PAGE 288

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 1981.

Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr.,Attorney,9000 East Church St.,Brentwood, TN 37027

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD P. LUBOVICH, ETUX (NAME)	SAME (NAME)	Map 118-11
2802 BRANSFORD Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 62
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH-2980

Street Address of Property: 2828 Bransford Ave.,Nashville,TN
(un-improved)

*---504 East Iris Dr. and $36,750.00
---512 East Iris Dr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,250.00*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 1981.

Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr.,Attorney,9000 East Church St.,Brentwood, TN 37027

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM H. BAIRD, ETUX (NAME)	SAME (NAME)	Map 118-7
2829 Columbine Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 204 and 208
Berry Hill-Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH-3415 (504E. Iris) BH-3435 (512E. Iris)

Street Address of Property: 504 and 512 East Iris Dr.,Nashville,TN
(improved)

THIS AGREEMENT made and entered into on this 21st day of May, 1981, by and between RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH and WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD,

W I T N E S S E T H :

WHEREAS, WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD own a house and lot located at 2828 Bransford Avenue, Nashville, Tennessee and desire to exchange same with RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH for two houses and lots they own located at 504 and 512 East Iris Drive,

Nashville, Tennessee.

All the parties desire to make the exchange.

NOW, THEREFORE, the parties hereto enter into this Deed of Exchange for the purpose of exchanging such properties between them and agree:

1. WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD for and in consideration of the conveyance to them of the premises hereinafter conveyed in Paragraph No. 2 hereof, have bargained and sold, and by these presents hereby transfer and convey unto RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, located at 2828 Bransford Avenue, Nashville, Tennessee, described as follows:

> Lying in the Sixth Civil District and located at 2828 Bransford Avenue, Nashville, Davidson County, Tennessee, being Lot No. 3, Block D, on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County.
>
> Said Lot No. 3 beginning in the northwest corner, fronts 73.0 feet on the easterly margin of Bransford Avenue and runs back 127.5 feet on the southerly boundary, thence 9.5 feet in a northeasterly direction to the rear line which measures 68.0 feet, thence 131.8 feet on the northerly boundary to point of beginning. Reference is made to aforementioned plan of record for a more complete description.
>
> Being the same property conveyed to William H. Baird, by deed from Roselle S. Parman, single, of record in Book 5277, Page 766, Register's Office for Davidson County, Tennessee.
>
> This lot is free and clear of any liens. This instrument is made subject to the Plan of record in Book 1130, Page 36, said Register's Office and to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD said real estate, with the appurtances, estate, title and interest thereto belonging, to the said RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH, their heirs and assigns forever. We, WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said real estate to said RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH, their heirs and assigns, against the lawful claims of all persons.

2. RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH, in consideration of the conveyance to them of the premises, heretofore conveyed in paragraph number one (1) and in exchange therefore, have bargained and sold, and by these presents hereby transfer and convey unto WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD, their heirs and assigns, certain houses and lots in Davidson County, Tennessee, located at 504 and 512 East Iris Drive, Nashville, Tennessee, described as follows:

504 East Iris Drive, Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 14 of Block "H", on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 14 fronts 65 feet on the East side of East Iris Drive and runs back 142.8 feet on the North line and 143.2 feet on the South line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Ronald P. LuBovich and wife, Nancy LuBovich by deed from Frank Ovsenar, etux and Bruce A. O'Neill, etux of record in Book 5632, Page 646, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a mortgage held by Woodlawn Memorial Trust or Blount National Bank of Maryville, Tennessee of record in Book 5340, Page 789, said Register's Office in the unpaid principal sum of $20,167.33. This instrument is made subject to the Plan of Record in Book 1130, Page 36, said Register's Office and to all local applicable government planning, building and zoning regulations.

512 East Iris Drive, Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 10 of Block H on the Map of Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the northeast side of East Iris Drive as measured around a slight curve and runs back between lines 151.9 feet on the westerly line and 208 feet on the easterly line to a dead line on which it measures 110 feet.

Being the same property conveyed to Ronald P. LuBovich and wife, Nancy LuBovich by deed from Frank Ovsenar, etux and Bruce A. O'Neill, etux of record in Book 5703, Page 679, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a mortgage held by Woodlawn Memorial Trust or Blount National Bank of Maryville, Tennessee of record in Book 5340, Page 785, said Register's Office in the unpaid principal sum of $20,167.33. This instrument is made subject to the Plan of Record in Book 1130, Page 36, said Register's Office and to all local applicable government planning, building and zoning regulations.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD, their heirs and assigns forever. We, RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH, covenant that we are lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD, their heirs and assigns, against the lawful claims of all persons.

Property conveyed is subject to existing leases and taxes have been prorated. Prior liens on 2828 Bransford Avenue, Nashville, Tennessee must be released at the time this deed is recorded and Agents commission is only earned at that time. That WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD are executing a second Deed of Trust against 504 and 512 East Iris Drive to secure a note payable to NASHVILLE CITY BANK, of Nashville, Tenn. in the principal amount of $12,000.00, given as part of the purchase money and in order to remove Commerce Union Bank liens against 2828 Bransford Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the parties have signed this instrument in duplicate on the day and date first above mentioned.

WILLIAM H. BAIRD

BRENDA FAYE BAIRD

RONALD P. LUBOVICH

NANCY LUBOVICH

G.4.37011

IDENTIF. REFERENCE

MAY 28 1 14 PM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. BAIRD AND WIFE, BRENDA FAYE BAIRD and RONALD P. LUBOVICH AND WIFE, NANCY LUBOVICH, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 1981.

NOTARY PUBLIC

My commission expires: July 21, 1984.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5750 PAGE 292

RECEIVED OF _____

FOR _____

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
			111500.00-	CO
			865.90	CO TX
			.50	PRFEE
			12.00	MDEED
				CHECK 302.40-
			8080A05/28/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 3 7 0 1

IDENTIF. REFERENCE

MAY 28 1 14 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 824292