BOOK 5758 PAGE 318

SEND TAX BILL TO:
F. G. Cavin
The Hobbs House
Apt. N-9
2116 Hobbs Road
Nashville, Tenn.

PARCEL NO. P/O 4 Ts

GROUP NO. _____

MAP NO. 131-2

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

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,750.00 ___, 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 10th day of June, 19 81.

George W. Pickens

My comm. expires: 10/15/83

NOTARY PUBLIC

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

FOR AND IN CONSIDERATION of the sum of Thirty-nine Thousand Seven Hundred Fifty Dollars ($ 39,750.00), paid and to be paid as follows, that is, the sum of Six Thousand Seven Hundred Fifty Dollars ($6,750.00), cash in hand paid, the receipt of which is hereby acknowledged, and the balance of Thirty-Three Thousand Dollars ($33,000.00), to be paid according to a certain promissory note of even date herewith, secured by a Deed of Trust also of even date herewith and recorded simultaneously with this Warranty Deed, we, WALTER P. BAIRD, and wife, FRANCES B. BAIRD, have this day bargained, sold, transferred and conveyed unto F. G. CAVIN and wife, Sarah T. Cavin, his heirs and assigns, in fee simple forever, the following described tract or parcel of land, situated and lying in the 7th Civil District of Davidson County, Tennessee, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Unit No. N-9, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

DEED REFERENCE:

Being the same property conveyed unto Walter P. Baird by deed from Andrews Properties, Inc., dated June 2, 1978, and of record in Deed Book 5304, Page 78, Register's Office for Davidson County, Tennessee. Frances B. Baird joins in this conveyance for the purpose of conveying any interest she might have in said property.

This is improved property known as Apt. N-9, The Hobbs House, 2116 Hobbs Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said F. G. CAVIN and wife, Sarah T. Cavin, his 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; EXCEPT AS NOTED ABOVE; 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 1982 and thereafter, all of which the Grantee herein assumes and agrees to pay. Taxes for the year 1981 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 the following:

1. Provisions of Tennessee Code Annotated Section 64-2701 et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, and undertakings contained in the Master Deed and By-Laws for The Hobbs House Condominium Apartments, recorded in Book 5289, Page 515, said Register's Office.

3. Real estate taxes for 1982.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands as of this the 10th day of June, 1981.

RUSH

Walter P Baird
WALTER P. BAIRD

Frances B. Baird
FRANCES B. BAIRD

FILED FOR RECORD AND RECORDED IN WILSON CO. TENN. REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
JUN 17 12 24 PM '81

STATE OF TENNESSEE
COUNTY OF DAVIDSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, WALTER P. BAIRD and wife, FRANCES 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 NASHVILLE Tennessee, this the 10th day of June, 1981.

LILLIAN C. INGRAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lillian C. Ingram
Notary Public

My commission expires:
Jan. 20, 1985

3.4.6609

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5758 PAGE 321

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
			39750.00- CO	
			103.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 109.72-	
1695A06/17/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14,660 9

IDENTIF. REFERENCE

JUN 17 12 24 PM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 827781