BOOK 5731 PAGE 959

Send Tax Bill To: Joe Baird
6421 Allessio Road
Joelton, Tennessee
Map 29 - Par 239 L

THIS DEED OF CONVEYANCE, executed and delivered by James R. Arrington and James A. Arrington, hereinafter called the grantors, to Joe Baird and wife, Susie Baird, hereinafter called the grantees;

WITNESSETH: That, for the consideration of Five Thousand ($5,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, we, the said grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, a certain tract or parcel of land situate in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, dated January 28, 1966, as follows:

> Beginning on the westerly margin of Highway No. 41-W at the northeast corner of Mrs. Bessie Colorigh's property, said point being South 88 deg. East 575 feet from the Southeast corner of the property conveyed to W. E. Quin, Jr., by deed of record in Book 2803, page 521, said Register's Office; thence North 88 deg. West 575 feet to said Quin's Southeast corner; thence with said Quin's Eastern boundary line, North 3 deg. East 285 feet; thence South 87 deg. East 330 feet to the Westerly margin of Highway No. 41-W; thence with the same, South 32 deg. East 182 feet and continuing with the same, South 43 deg. 30' East 182 feet to the beginning, containing 3 acres, more or less, and being the land conveyed to James R. Arrington and James A. Arrington by Charles E. Binkley et ux in a deed of record in Deed Book 5376, page 626 in the office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever. The grantors

This deed was prepared by
Yost and Balthrop, Attorneys
Springfield, Tennessee

covenant with the grantees, survivor and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

TAXES for the year 1981 are assumed by the grantees, Baird.

Dated at Nashville, Tennessee, this 20th day of August, 1981.

James R. Arrington

James A. Arrington

STATE OF TENNESSEE,)
)
DAVIDSON COUNTY.)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, James R. Arrington and James A. Arrington, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 20 day of August, 1981, at Nashville, Davidson County, Tennessee.

Notary Public

My commission expires: _____.

STATE OF TENNESSEE,)
DAVIDSON COUNTY.)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 8th day of August, 1981.

Notary Public or Register

3588800

SEP 9 29 AM '81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5791 PAGE 361

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
			[illegible]	
			[illegible]	
			[illegible]	
			[illegible]	
			[illegible]	
			[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35880

IDENTIFICATION REFERENCE

SEP 8 9 29 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 842280