512328-0

This Instrument Prepared by: Gail Pigg, Attorney
Suite 1401, One Commerce Place
Nashville, Tennessee 37239

BOOK 5868 PAGE 72

Address New Owner(s) as follows:	Send Tax Bills:	Map-Parcel No.
Phyllis Diane Baird	Fidelity Federal Savings & Loan Assoc	160-14-C
711 Fox Ridge Drive	401 Union Street	#11
Brentwood, Tennessee 37027	Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY & SMITH CONTRACTORS, INC.

a Tennessee corporation, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

PHYLLIS DIANE BAIRD

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 711, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as 711 Fox Ridge Drive, Brentwood, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever; and we do covenant with the said grantees that we are lawfully seized and possessed of said unit in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 1982.

HAURY & SMITH CONTRACTORS, INC.

BY: Reese L Smith III
Reese L. Smith, III, Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1982.

NOTARY PUBLIC

My Commission Expires:1/20/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 44,900.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of March, 1982.

NOTARY PUBLIC

My Commission Expires: 1/20/85

IDENTIF. REFERENCE

Mar 31 2 56 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

68539

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5868 PAGE 74

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

4450.00- CO
116.74 CO TX
.50 PRFEE
6.00 MISC
CHECK 123.24-
9706A03/31/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68398

IDENTIF. REFERENCE T

MAR 31 2 56 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873946