FORM NO. WD-1

BOOK 6040 PAGE 152

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

54,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 1983

Notary Public

MY COMMISSION EXPIRES 4-3-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence N. Baird (NAME)	The Richard Gill Company (NAME)	4D-32368
228 Bonnabrook Drive (STREET ADDRESS OR ROUTE NUMBER)	615 Soledad (STREET ADDRESS)	74-16
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	San Antonio, TX. 78292 (CITY) (STATE) (ZIP)	35.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Karl D. Earle et ux Doris Earle

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence N. Baird et ux Gloria A. Baird, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 440 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Page 1, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Karl D. Earle and wife, Doris Earle by deed from Horace L. Garrett and wife, Lucille E. Garrett, of record in Book 5107, Page 284, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3222, Page 154, said Register's Office.

THIS conveyance is subject to a public utility and drainage easement; anchor easement; and building lines of record in Book 3300, Page 1, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

04/19 1983 0356

This is unimproved ( ) improved (XX) property known as 228 Bonnabrook Drive Hermitage, TN. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the 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 seised and possessed of said land 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 land to the said GRANTEES their heirs and assigns against the lawful claims of all persons whomsoever. 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 our hands this 15TH day of APRIL, 1983

Karl D. Earle

Doris Earle

1593

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karl D. Earle et ux Doris Earle

the bargainor, 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 15TH day of APRIL, 1983

Commission expires 4-21-85

Patricia E. Clark
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Karl D. Earle

TO
Clarence N. Baird

IDENTIF. REFERENCE

APR 19 9 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 4 2 5 4 0

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

Title Box #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54000.00- CO	
			140.40 CO TX	
			.50 PRFEE	
			6.00 NDEED	
			CHECK 146.90-	
			1093A04/19/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 5 4 0

T
IDENTIF. REFERENCE

APR 19 8 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942794