Prepared by: John M. Baird
MAIL TO: 211 Seventh Avenue North
Nashville, TN 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-12	John M. Baird, et ux 205 Page Road Nashville, TN 37205	New Owner BOOK 6283 PAGE 735
FIELD BOOK NUMBER(S) P101.13 Js	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Unimproved Property	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 2 3 30 PM '84
IDENTIF. REFERENCE
I 1 9 4 6 9

Joseph Wade Martin and wife Susan Goza Martin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John M. Baird and wife Louise M. Baird

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, City of Nashville State of Tennessee, described as follows:

Being Lot #2 on the plan of resubdivision of the Armistead and Martin Lots, said plan being of record in Book 5190, Page 71, Register's Office for said County.

Said Lot fronts 260.0 feet on the northerly side of Abbott-Martin Road and extends back between parallel lines at 365.6 feet (including a 5 foot right-of-way dedication shown on said plan) to a deadline, measuring 260.0 feet thereon.

Being the same property conveyed to Joseph Wade Martin and wife, Susan Goza Martin from Parkes Armistead and wife, Katherine M. Armistead by Deed of Record in Book 5288, Page 332, RODC.

This conveyance is subject to easements and set-back lines as shown on said plan and to taxes for the year 1984, prorated and assumed by Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, unless otherwise provided herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the day of May, 1984.

Joseph Wade Martin

Susan Goza Martin

CLK 50-
05 02
3

STATE OF TENNESSEE

BOOK 6283 PAGE 736

COUNTY OF DAVIDSON

Before me, Martha Heyburn, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph Wade Martin

the bargainor(s), with whom I am personally acquainted,* and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 2 day of May, 1984.

Martha Heyburn
Notary Public

My commission expires: Commission Expires 1-18-87

*(or proved to me on the basis of satisfactory evidence)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Martha Heyburn, a Notary Public in and for the State and County aforesaid, personally appeared the within named Susan Goza Martin

the bargainor(s), with whom I am personally acquainted,* and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville

this, the 2 day of May, 1984.

Martha Heyburn
Notary Public

My commission expires: Commission Expires 1-18-87

*(or proved to me on the basis of satisfactory evidence)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 1984

MY COMMISSION EXPIRES: July 21 1985 (AFFIX SEAL)

Janice C. Cole
Notary Public

WARRANTY DEED

FROM

Joseph Wade Martin et ux

Susan Goza Martin

TO

John M. Baird et ux

Louise M. Baird

Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6283 PAGE 737

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
			75000.00- CAMT.	
			195.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	201.50-
			3296A05/02/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 19469

IDENTIF. REFERENCE

MAY 2 3 30 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32912