3581

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
Suite C-11, The Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6451 PAGE 228

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ms. Dale Grimes Baird (NAME)	Third National Mortgage Company (NAME)	Map 103-8A
Unit C-202 4425 Westlawn Green (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 48
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	FB# 25W-12407

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, BARRY E. STERLING and HAROLD H. STERLING, JR. , a Partnership, composed of Barry E. Sterling and Harold H. Sterling, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DALE GRIMES BAIRD

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

Being Unit No. C-202 on the Plan of Westlawn Green as of record in Plat Book 5200, page 20, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Barry E. Sterling and Harold H. Sterling, Jr., a Partnership, by deed from Fairways Associates, Ltd., of record in Book 5391, page 373, said Register's Office.

This conveyance is made subject to: (1) Master Deed of record in Book 5238, page 863, amended in Book 5266, page 22; (2) Easement in Book 5238, page 134; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 20, said Register's Office.

I 7 0 9 4 0

IDENTIF. REFERENCE

DEC 18 1 35 PM '84

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as Unit C-202 4425 Westlawn Green Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of November, 1984

BARRY E. STERLING

HAROLD H. STERLING, JR.

STATE OF TENNESSEE
6376

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STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD H. STERLING, JR. the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Germantown, Tennessee, this 30 day of November, 19 84.

My commission expires 85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this ____ day of _____, 19__.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARRY E. STERLING, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December 1984.

Notary Public

My Commission Expires: 1/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 84.

MY COMMISSION EXPIRES: 4/21/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BARRY E. STERLING and HAROLD H. STERLING, JR., a partnership

TO

DALE GRIMES BAIRD

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6451 PAGE 230

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

34500.00- CAMT.
89.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 96.20-
6376A12/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 0 9 4 0

IDENTIF. REFERENCE

Dec 18 1 33 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94180