BOOK 6552 PAGE 778

THIS INSTRUMENT PREPARED BY:

COPAS & HAMILTON
Attorneys at Law
108 N. Greenwood St.
Lebanon, TN 37087

SEND TAX BILLS TO:
J. E. Baird III
2944 Hillhurst Dr
37207

MAP NO.: P/o 60-7 105 JW

PARCEL NO.: _____

GROUP NO.: _____

I, or we hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred which ever is greater, is $ 39000 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

J E Baird

Subscribed and sworn to before me this 9th day of May, 1985

Notary Public

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Four Hundred and No/100 Dollars ($11,400.00), cash in hand paid, the receipt of which is hereby acknowledged, we, JAMES E. BAIRD and wife, TRULA JANE BAIRD, have this day bargained and sold, and by these presents do transfer and convey unto J.E. BAIRD, III, a one-half (½) undivided interest as tenants in common, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 50 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of Rich Acres Drive, at the southwest corner of Lot No. 49 on said plan; thence with the eastern margin of said Drive, southwardly 180 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southeastwardly 31.42 feet to a point on the northerly margin of Hillhurst Drive; thence with the northerly margin of said Hillhurst Drive, eastwardly 187.6 feet to the southwest corner of Lot 51 on said plan; thence with the line between said lots, northwardly 200 feet to the southeast corner of Lot No. 49; thence with the line between said lots, westwardly 207.6 feet to the beginning.

Being the property conveyed to James E. Baird and wife, Trula Jane Baird, by deed from Emma Matthews Ringpfeil, a widow, dated June 3, 1968, in Book 4240, page 161, Register's Office of Davidson County, Tennessee.

05/09 84 57 CHECK

539e

TO HAVE AND TO HOLD the said tract or parcel of land together with all buildings and improvements thereon or hereafter erected thereon and all rights, appurtenances, estate, title and interest thereto belonging unto the said J.E. Baird, III, a one-half (½) undivided interest as tenants in common, his heirs and assigns, in fee simple forever.

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WE COVENANT that we are lawfully seized and possessed of said land in fee simple; that we have a good and lawful right to convey it; and that 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 J.E. Baird, III, a one-half (½) undivided interest as tenants in common, his heirs and assigns, against the lawful claims of all persons whomsoever.

J03133

IDENTIF. REFERENCE

MAY 9 11 48 AM '85

DAVIDSON COUNTY, TN

WITNESS our hands, this 24 day of Dec, 1983.

J E Baird Jr
JAMES E. BAIRD

Trula Jane Baird
TRULA JANE BAIRD

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainors, JAMES E. BAIRD and wife, TRULA JANE BAIRD, 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 in County of Wilson, Tennessee, this the 24 day of Dec, 1983.

Robert Hauk
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Comm. Expires:
1-8-84

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

RECEIVED OF _____

FOR _____

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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

30000.CO- CAMT.
78.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 84.50-
6088A05/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 3 1 3 9

T.
IDENTIF. REFERENCE

MAY 9 11 48 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 132814