THIS INSTRUMENT PREPARED BY:

ROBERT P. HAMILTON
Attorney at Law
108 N. Greenwood Street
Lebanon, TN 37087

SEND TAX BILLS TO:
J. E. Baird III
3944 Hillhurst Dr
Nashville, Tenn 37207

MAP NO.: P/O 60-7 105 DW

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 $ 30,000 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

J. E. Baird III
AFFIANT

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

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

BOOK 6552 PAGE 781

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and further for the love and affection I have for my son, I, TRULA JANE BAIRD, a widow, have this day bargained and sold, and by these presents do transfer and convey unto J.E. BAIRD, III, his heirs and assigns, my one-half (½) undivided interest in and to 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.
>
> 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. James E. Baird died in 1984 survived by his wife, Trula Jane Baird.
>
> It is the intent of Trula Jane Baird to convey any and all interest she has in the property to J.E. Baird, III.

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,

CHECK
5/15/85 $1.50
ROBERT P. HAMILTON
ATTORNEY AT LAW
108 NORTH GREENWOOD ST.
LEBANON, TN 37087
5169

a one-half (½) undivided interest, his heirs and assigns, in fee simple forever.



I COVENANT that I am lawfully seized and possessed of said land in fee simple; that I have a good and lawful right to convey it; and that the same is unencumbered, unless otherwise herein set out; and I do further COVENANT and bind myself, my 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this, the 6th day of May, 1985.

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 bargainor, TRULA JANE BAIRD, 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 in LEBANON, County of WILSON, State of Tennessee, this the 6th day of May, 1985.

Robert P. Hamilton
Notary Public

My Commission Expires:
1-10-88

ROBERT P. HAMILTON
ATTORNEY AT LAW
213 NORTH GREENWOOD ST.
LEBANON, TN 37087

FILED
DAVIDSON COUNTY, TN
MAY 9 11 48 AM '85
IDENTIF. REFERENCE
J 0 3 1 3 4

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

RECEIVED OF _____

FOR _____

BOOK 6552 PAGE 783

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 30000.00- CAMT. | |
| | | | 78.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 84.50- |
| | | | 6089406/09/85 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J 0 3 1 3 4

IDENTIF. REFERENCE

MAY 9 11 48 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 132815