This instrument prepared by Ballew & Freeman, P.O. Box 1368, Madison, TN 37116

WARRANTY DEED BOOK 7058 PAGE 50

ADDRESS NEW OWNER(S) AS FOLLOWS:	Mortgagee	MAP PARCEL NUMBER
Ricky Joe Baird et ux	City Federal Savings Bank	051-10-0-B
(NAME)	(NAME)	
157 Ellington Pl	125 Belmont Drive	010.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn,	Somerset, NJ 08873	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

BRANDON PROPERTIES, INC., a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said

Ricky Joe Baird, a single person, and Karen E. Brumfield, a single person *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 157 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Brandon Properties, Inc., a Tennessee Corporation, by deed from Larry L. Westbrook, Trustee, of record in Book 6694, page 19, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,689.00

Subscribed and sworn to before me this the 2 *day of* Dec *19*96

Affiant Ricky J. Baird

My commission expires: 11-13-99

(Affix Seal) *Notary Public*

unimproved ( )
This is improved (X) property, known as 157 *(House Number)* Ellington Place *(Street)* Madison, TN 37115 *P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except current year property taxes, prorated and assumed by grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 2 *day of* Dec. *19*96 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BRANDON PROPERTIES, INC.

By: Edward Brandon, Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tn, *this* 2 *day of* Dec, *19*86.

_____ *Notary Public*

Commission expires 11-12-89

69169

IDENTIFICATION REFERENCE

DEC 3 | 24 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Brandon Properties, Inc.

TO

Ricky Joe Baird

Karen E. Brumfield

B1023

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

73609.00- CONV
206.30 CONV
.50 PRFE
6.00 WD
CHECK 212.80-
2760112/03/86 BAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69169

IDENTIFICATION REFERENCE

DEC 3 1 24 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 18580