BOOK 7192 PAGE 358

WARRANTY DEED

Name & Address of Owner(s):	Mortgagee:	Tax Map & Parcel:
Harry G. Baird and wife, Martha K. Baird 4010 Copeland Drive Nashville, TN 37215	Third National Bank Private Banking Group Attn. John Pamplin 4th Fl., Third National Financial Center Nashville, TN 37244	Map 116-16 Parcel 50

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid to Third National Bank in Nashville, Conservator for Reba Y. Howard ("Grantor"), the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration, Grantor has this day bargained and sold and does hereby transfer and convey unto Harry G. Baird and wife, Martha K. Baird ("Grantees"), their heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 40 on the Plat of Evergreen Heights, Part Two, of record in Plat Book 1835, Page 19, Register's Office for said County, described as follows:
>
> Said Lot No. 40 fronts 105 feet on the easterly margin of Copeland Drive and extends back 225.1 feet on the southerly line and 226.5 feet on the northerly line, which is a broken line, to a line on the rear on which it measures 114.6 feet.
>
> Being the same property conveyed to William W. Howard and wife, Reba Y. Howard, by deed from Morris Construction Company, a partnership, of record in Book 1970, Page 573, said Register's Office, the said William W. Howard having since died. By order entered November 25, 1986 in Minute Book 310, page 357, Probate Court of Davidson County, Tennessee, Third National Bank in Nashville was appointed Conservator for the said Reba Y. Howard. By order entered March 26, 1987 in Minute Book 313, page 75, Probate Court of Davidson County, Tennessee, the Conservator was authorized to sell and convey the above-described property to the Grantees.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantees, their heirs and assigns, in fee simple forever. Grantor covenants that Reba Y. Howard is lawfully seized and possessed of said real property in fee simple and Grantor has a good right to convey it, and that the said property is unencumbered, except for 1987 property taxes which have been prorated between Grantor and Grantees.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said real property to said Grantees, their heirs and assigns, against the lawful claims of all persons.

11366

IDENTIFICATION REFERENCE

APR 3 3 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3rd day of April, 1987.

THIRD NATIONAL BANK IN NASHVILLE,
Conservator for Reba Y. Howard

ATTEST:

By: Verna C. Watts

Title: Asst. Vice President and Trust Officer

Nicholas P. Burns

Title: Trust Real Estate Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West, a Notary Public of the state and county aforesaid, personally appeared Verna C. Watts and Nicholas P. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Asst. V.P. Trust Officer and Trust Real Estate Officer respectively, of Third National Bank in Nashville, Conservator for Reba Y. Howard, the within named bargainor, a corporation, and that they as such Asst. V.P. Trust Officer and Trust Real Estate Officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Conservator for Reba Y. Howard, by themselves as Asst. V.P. Trust Officer and Trust Real Estate Officer.

Witness my hand and seal at office, this 3rd day of April, 1987.

Darrell L. West
Notary Public

My Commission Expires:
1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me,
this 3rd day of April, 1987.

Darrell L. West
Notary Public
My Commission Expires:
1-19-88

This is improved property known as 4010 Copeland Drive, Nashville, Tennessee 37215.

This Instrument Prepared by:

Darrell L. West
303 Church Street, Suite 102
Nashville, Tennessee 37201

Mail

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

RECEIVED OF _____

FOR _____

BOOK 7192 PAGE 360

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

[illegible] AMT.
234.00 STAX
.50 PRFEE
6.00 MISC
CHECK 240.50-
047130/23787 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11366

IDENTIFICATION REFERENCE

APR 3 3 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.65395