44

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 68,395.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1987

Notary Public

MY COMMISSION EXPIRES: 2/18/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, HIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Simpson Bobo Tanner, IV	Commerce Union Bank	104-16, 231
(NAME)	(NAME)	
2001 Beechwood Avenue	4405 Harding Road	24W-12005
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Nashville, TN 37205	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Carolyn M. Baird and Jennifer Baird and Rachel Baird Curtis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simpson Bobo Tanner, IV

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

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the subdivision of the estate of Daniel McIntyre, Sr., deceased, of record in Plan Book 3, Page 30, Chancery Court at Nashville. Said lot No. 10 fronts 59.8 feet on the southwesterly side of Beechwood Avenue, and runs back 108.2 feet on the easterly line with the westerly margin of an alley and 132.6 feet on the westerly line to a dead line, measuring 56.4 feet thereon.

Being the same property conveyed to Carolyn M. Baird, Jennifer Baird and Rachel Baird Curtis, under the Wills of William V. Mansfield and Hettie Mansfield, of record in Will Book 150, Page 567 and Will Book 150, Page 559, respectively, Probate Court Clerk's Office for Davidson County, Tennessee, with Will Book 150, Page 567 also being recorded in Book 6553, Page 849, Register's Office for Davidson County, Tennessee.

The said Jennifer Baird having since married and also known as Jennifer B. Ailes and the said Rachel Baird Curtis having since married and also known as Rachel Baird Jackson.

This is unimproved ( ) improved (XX) property, known as 2001 Beechwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness their hand S this 30th day of April, 19 87

Carolyn M. Baird

Jennifer Baird

Rachel Baird Curtis

1716

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn M. Baird, Jennifer Baird and Rachel Baird Curtis

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that the of the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand at office in Brentwood, Tennessee, this 30th day of April, 1987

Notary Public

My commission expires: 7/18/87

DEED

FROM
Carolyn M. Baird and Jennifer Baird and Rachel Baird Curtis

TO
Simpson Bobo Tanner, IV

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

2 1 1 1 7

IDENTIFICATION REFERENCE

MAY 1 1 47 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 7222 PAGE 32

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			68395.00-	CAMT.
			191.52	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	198.02-
1716A05/01/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2117.7

IDENTIFI REFERENCE

MAY 1 1 47 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76374