Bk 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
William Orbra Baird and wife, Ernestine M. Baird 318 Garrett Drive Nashville, TN	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	117-1 253 6DH-21565

WARRANTY DEED

BOOK 7526 PAGE 688

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hazel S. Covington Milam and husband Claude Milam,** have bargained and sold, and by these presents do transfer and convey unto the said William Orbra Baird and wife, Ernestine M. Baird, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, Pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 175 fronts 75.00 feet on the northerly margin of Garrett Drugs and extends back between parallel lines 153.6 feet to a dead line in the rear.

Being the same property conveyed to Howard M. Covington and wife, Hazel S. Covington by deed from James L. McAllister and wife, Virginia R. McAllister of record in Book 3808, Page 94, said Register's Office for Davidson County, Tennessee. The said Howard M. Covington having since died and Hazel S. Covington having remarried and is now Hazel S. Covington Milam and her husband Claude Milam joins in this instrument for the purpose of conveying any and all right, title or interest he may have due to his marital relationship.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

APR 26 2 47 PM '88
FLEX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2 4 6 7 3

This is improved property, known as: **318 Garrett Drive, Nashville, Tennessee**

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.

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 22 day of April, 1988.

Hazel S. Covington Milam
Hazel S. Covington Milam

Claude Milam
Claude Milam

8455 04/26 0101 03CHECK 181.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7526 PAGE 689

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel S. Covington Milam and husband, Claude Milam, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of April, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $62,500.

William Ordra Baird
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF APRIL, 1988.

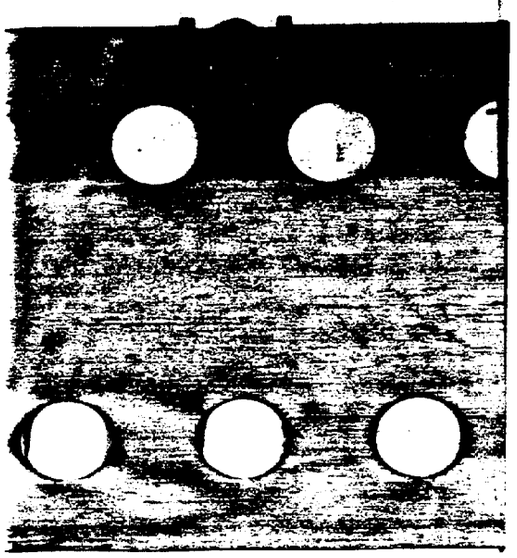
NOTARY PUBLIC

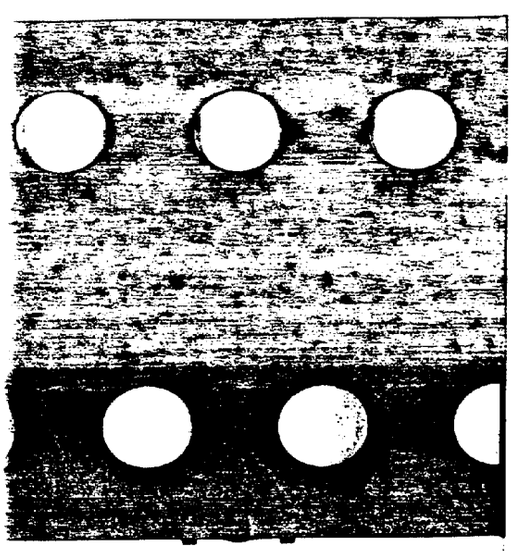
MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7526 PAGE 690

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 62500.00
				CON TX 175.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 181.50
				CHECK 181.50
04/26/88	01			14:48 0001 8455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24673

IDENTIFICATION REFERENCE

APR 26 2 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84541