BOOK 7531 PAGE 819 Realty 48

FORM No. WD-1

DEED PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NOT FROM INDEPENDENT TITLE EXAMINATION.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 66,073.00

Allen D. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 29th DAY OF April, 19 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Allen D. Baird	Molton, Allen & Williams	133-13-297
(NAME)	(NAME)	
456 Jessie Drive	P. O. BOX 10025	5DU-64029
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35202-0025	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

191.50

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, Ted Stewart MacDonald and wife, Deborah Bray MacDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen D. Baird and wife, Linda S. Baird

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. 134 on the plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for said County.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM said parcel described herein is a certain tract or parcel of land, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Beginning at a point, said point being on the property line between Parcels 297 and 298 on Map 133-12 and on the existing boundary of a drainage easement, thence North 73 deg. 43 min. 40 sec. West for 83.10 feet+ to a point on the property line between Parcels 296 and 297 on Map 133-12, thence North 16 deg. 35 min. 17 sec. East for 24 feet+, to a point on said property line betwen parcels 296 and 297, thence South 67 deg. 15 min. East for 83.50 feet+, to a point on said property line between Parcels 297 and 298, thence South 15 deg. 21 min. 20 sec. West for 15 feet+, to the point of beginning herein containing an area of 1638.50+ square feet. This being part of a tract of land belonging to Richard Glenn Davis, Jr. and wife, and conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 6129, page 684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ted Stewart MacDonald and wife, Deborah Bray MacDonald by deed from Nancy Carol Tarpley Mason of record in Book 6898,

This is unimproved ( ) improved (XX) property, known as 456 Jessie Drive, Nashville, TN 37211
(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 hands this 29th day of April, 19 88

Ted Stewart MacDonald

Deborah Bray MacDonald

Ted Stewart MacDonald

Deborah Bray MacDonald

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, Ted Stewart MacDonald and wife, Deborah Bray MacDonald

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 29th day of April, 1988

Notary Public

My commission expires: 7-13-91

page 536, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5303, page 873 and Book 6380, page 431, and all matters as shown on the plan of record, said Register' Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first deed of trust to Molton, Allen & Williams, of record in Book 6898, page 539, said Register's Office, and also that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

26304

DEED

FROM Ted Stewart MacDonald and wife, Deborah Bray MacDonald

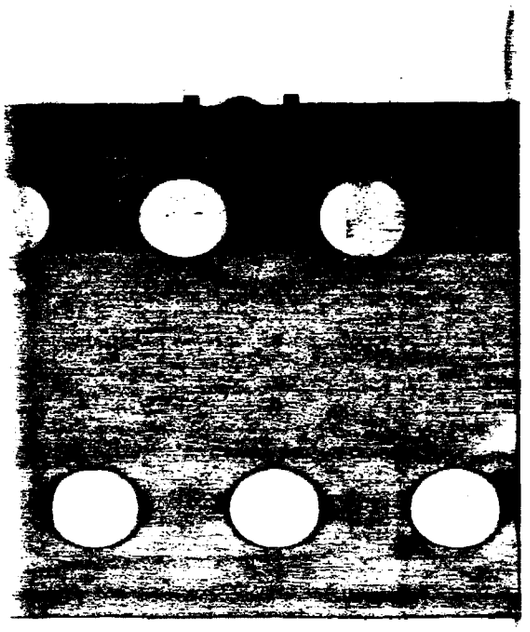
TO Allen D. Baird and wife, Linda A. Baird

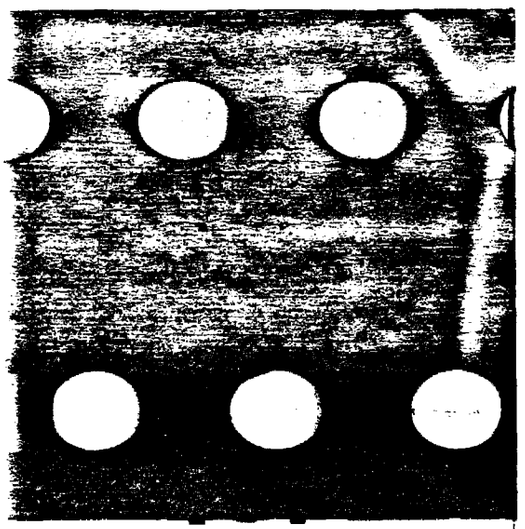
IDENTIFICATION REFERENCE

MAY 2 2 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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





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 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	66073.00
CON TX	185.08
PRFEE	0.50
WDEED	6.00
TOTAL	191.58
CHECK	191.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26304

IDENTIFICATION REFERENCE

MAY 2 2 41 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86452