BOOK 7568 PAGE 945

FILE BOX 45

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald O. Baird and wife, (NAME)	Dominion Bancshares Mortgage (NAME)	Map 131-1
3409 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	Parcel 98
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (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, Marc T. McNamee and wife, Rebecca B. McNamee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald O. Baird and wife, Cheryl D. Baird

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

Being Lot No. 15 on the Map of Russwood Heights, as of record in Book 2133, pages 12 and 13, Register's Office for said County.

Said Lot 15 fronts 246.7 feet on the westerly side of Trimble Road and runs back 148.6 feet on the northerly line and 210 feet on the southerly line to a dead line measuring 183 feet thereon.

Being the same property conveyed to Marc T. McNamee and wife, Rebecca B. McNamee by deed from Lucile Cady Edwards and husband, Robert H. Edwards, Jr., of record in Book 5740, page 210, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1988 Metropolitan Government taxes.

2. The Plan of record in Book 2133, pages 12 and 13, said Register's Office.

38494

IDENTIFICATION REFERENCE

JUN 10 9 14 AM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

3688 06/10 0101 03CHECK 336.90

unimproved ( )
This is improved (X) property, known as 3409 Trimble Road, Nashville, Tennessee 37215
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 our hand S this 8th day of June, 1988

Marc T. McNamee

Rebecca B. McNamee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc T. McNamee and wife, Rebecca B. McNamee, the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 1988.

Commission Expires: 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Marc T. McNamee and wife,

Rebecca B. McNamee
TO
Ronald O. Baird and wife,

Cheryl D. Baird

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 118,000.00

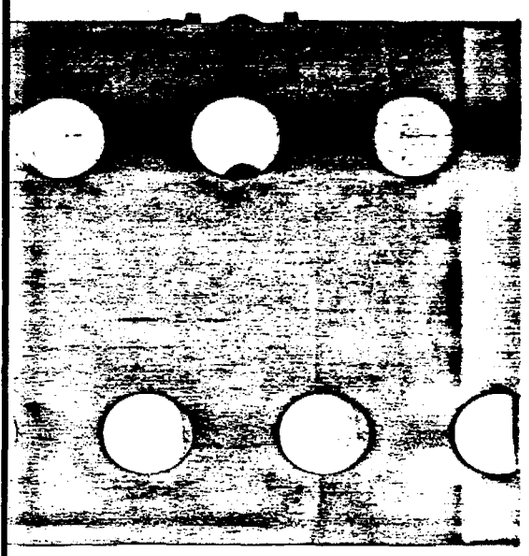
Affiant

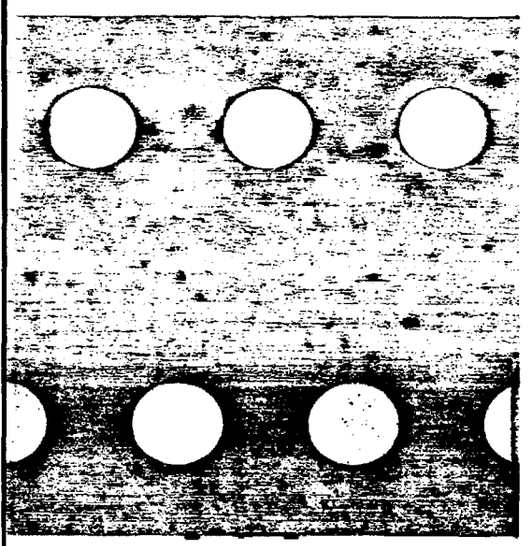
Subscribed and sworn to before me this 8th day of June, 1988

My Commission Expires: 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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 118000.00
CON TX 330.40
PRFEE 0.50
WDEED 6.00
TOTAL 336.90
CHECK 336.90

06/10/88 01 09:12 0001 3688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38494

IDENTIFICATION REFERENCE

JUN 10 9 14 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100546