BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Joe M. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF July 1988

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY PATRICIA SPICER CARDEN, ATTORNEY from information furnished by the parties

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO/and Mortgagee is:	MAP-PARCEL NUMBERS
Joe M. Baird et ux (NAME)	Same/W. C. Allen & Associates, Inc. (NAME)	14D 06506
6149 Clarksville Pike (STREET ADDRESS OR ROUTE NUMBER)	207 Cunniff Parkway (STREET ADDRESS)	021-00-0-298.00
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Goodlettsville, TN 37072 (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, W. C. Allen & Associates, Inc. BOOK 7606 PAGE 134

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe M. Baird and wife, Susie M. 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. 18 on the plan of Morgan Estates, Section Two, of record in Book 5200, page 26, Register's Office for said County.

Said Lot No. 18 fronts 134.0 feet on the southwesterly margin of Clarksville Highway and extends back 311.23 feet on the northwesterly line and 316.18 feet on the southeasterly line to a dead line in the rear, measuring 171.10 feet thereon.

Being part of the same property conveyed to W. C. Allen & Associates, Inc. by deed from W. C. Allen and wife, Irene N. Allen of record in Book 6834, page 829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

5 1 6 4 9

IDENTIFICATION REFERENCE

JUL 21 2 24 PM '88

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

9760 07/21 0101 03CHECK 240.80

This is unimproved ( ) This is improved (X) property, known as 6149 Clarksville Pike (House Number) (Street) Joelton, TN (P. O. Address) 37080 (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 my hand this 20th day of July, 19 88

W. C. Allen & Associates, Inc.

BY: W. C. Allen pres.
W. C. Allen, President

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7606 PAGE 135

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Before me, the undersigned _____ of the state and county aforesaid, personally appeared W. C. Allen _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the W. C. Allen & Associates, Inc. _____, the within named bargainor, a corporation, and that he as such President _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President _____.

WITNESS my hand and seal, at office in Nashville, Tennessee _____, this 20th day of July _____, 19 88

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:

_____

NOTARY PUBLIC STATE OF TENNESSEE PATRICIA SPICER CARDEN

WARRANTY DEED

FROM

W. C. Allen & Associates, Inc.

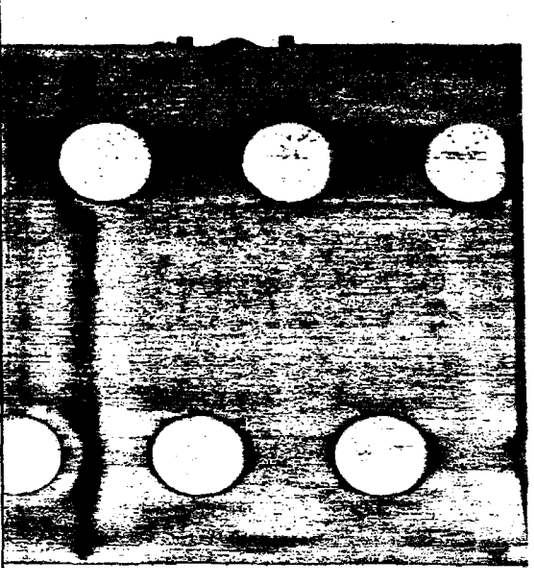
TO

Joe M. Baird and wife, Susie M. Baird

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

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



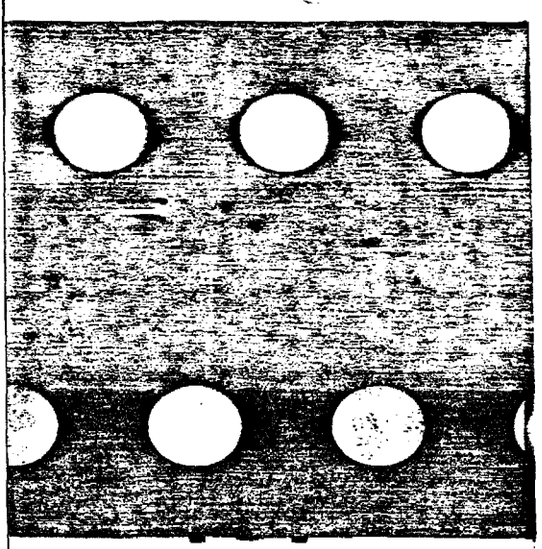
RECEIVED OF _____

FOR _____

BOOK 7606 PAGE 136

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 71000.00
				CON TX 234.30
				PRFEE 0.50
				WDEED 6.00
				TOTAL 240.80
				CHECK 240.80
07/21/88		01		14:25 0001 9760



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51649

IDENTIFICATION REFERENCE

JUL 21 2 24 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 115544