BOOK 7603 PAGE 493 FORM NO. WD-1

RE-RECORD

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62045.02

James A. Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 1988

Notary Public

MY COMMISSION EXPIRES: 9/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Dix, Inc., etc. (NAME)	Bolton, Allen & Williams (NAME)	Map 133-13
Box 101523 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	Parcel 297
Nashville, TN 37210-1523 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35202-0025 (CITY) (STATE) (ZIP)	5DU 64029

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 Allen D. Baird and wife, Linda S. Baird,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dix, Inc., a Tennessee Corporation,

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.

Said Lot No. 134 fronts 75.0 feet on the southerly margin of Jessie Drive and extends back 131.60 feet on the easterly line and 137.30 feet on the westerly line to a dead line in the rear, measuring 83.22 feet thereon.

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 minutes 40 seconds 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 minutes 17 seconds East for 24 feet +, to a point on said property line between parcels 296 and 197, thence South 67 deg. 15 minutes East for 83.50 feet +, to a point on said property line between Parcels 297 and 298, thence South 15 deg. 21 minutes 20 seconds 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 Governmet 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 Allen D. Baird and wife, Linda S. Baird, by deed from Ted Stewart MacDonald and wife, Deborah Bray MacDonald, of record in Book 7531, page 819, Register's Office for Davidson County, Tennessee.

This conveyance made subject to a first Deed of Trust of record in Book 6898, page 539, Register's Office for Davidson County, Tennessee executed by Ted Stewart MacDonald and wife, Deborah Bray MacDonald to Maurice D. Gilbert, Trustee, securing*

unimproved
This is improved ☒ property, known as 456 (House Number) Jessie Drive (Street) Nashville, TN 37211 (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 our hand s this 14Th day of July, 1988

ALLEN D. BAIRD Allen D. Baird

LINDA S. BAIRD Linda S. Baird

*CBS Mortgage Company, Inc. the original principal sum of $60,723.00.

All sums of money held in escrow by Molton, Allen & Williams or assigns is herewith transferred to grantees.

RE-RECORD

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Allen D. Baird and wife, Linda S. Baird,

the bargainors, 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 14th day of July, 1988.

James A. Carney Notary Public

Commission Expires 11-10-91

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

8764 07/19 0101 03CHECK 211.10

WARRANTY DEED

FROM
ALLEN D. BAIRD, et ux

TO
DIX, INC., A Tennessee Corporation

ATTORNEYS TITLE A Minnesota Title Company
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7049 09/14 0101 03CHECK 6.00

50788

IDENTIFICATION REFERENCE

Jul 19 2 44 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

FISCAL

RUSH

Sep 14 2 20 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

67539

RECORD