BOOK 7995 PAGE 482 BOX 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

Andrew H. Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 89

Ann B. Maddox
Notary Public

MY COMMISSION EXPIRES: 5-30-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C., 23rd Floor First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Gary Roger Baird	First American National Bank	MAP 146-02
(NAME)	(NAME)	
856 Tyne Boulevard	First American Center	PARCEL 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220	Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Albert Duling, III and wife, Judi P. Duling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Roger 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:

Being in the 7th, formerly th 11th Civil District of said County and State, being part of the John Overton Property, as of record in Book 421, page 160, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 16, 1948 as follows:

Beginning on the northerly margin of Lealand Section of Tyne Boulevard at the southwest corner of the property conveyed to Susan Anderson Cheek by deed from John H. Cheek and wife, of record in Book 1157, page 657, Register's Office for said County; thence with said Cheek's westerly line northwardly 544.5 feet; thence north 89 deg. 44' west 332.73 feet to the easterly margin of a 30 foot lane; thence with same south 2 deg 20' 40'' west 544.86 feet to the northerly margin of said Tyne Boulevard thence with the same south 89 deg. 44' 35'' 355.02 feet to the beginning.

Being the same property conveyed to Albert Duling, III and wife, Judi P. Duling, by deed from David C. Rutherford and wife, Linda R. Rutherford of record in Book 5061, page 973, Register's Office of Davidson County, Tennessee.

85900

IDENTIF. REFERENCE

Nov 30 3 22 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 856 Tyne Boulevard, Nashville, Tennessee 37220
(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 our hands this 30th day of November, 19 89

Albert Duling, III

Judi P. Duling

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Albert Duling, III and wife, Judi P. Duling

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 1989.

Commission expires 5-20-92

Ann B. Waddell
Notary Public

NOTARY PUBLIC

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is 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, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Albert Duling, III and wife, Judi P. Duling

TO

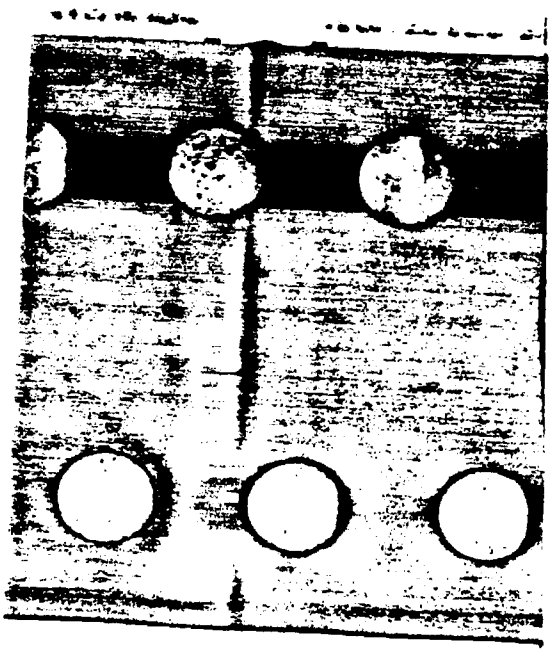
Gary Roger Baird

Prepared by:

COMBS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057

8981 11/30 0101 03CHECK 1442.50

3



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

RECEIVED OF _____

FOR _____

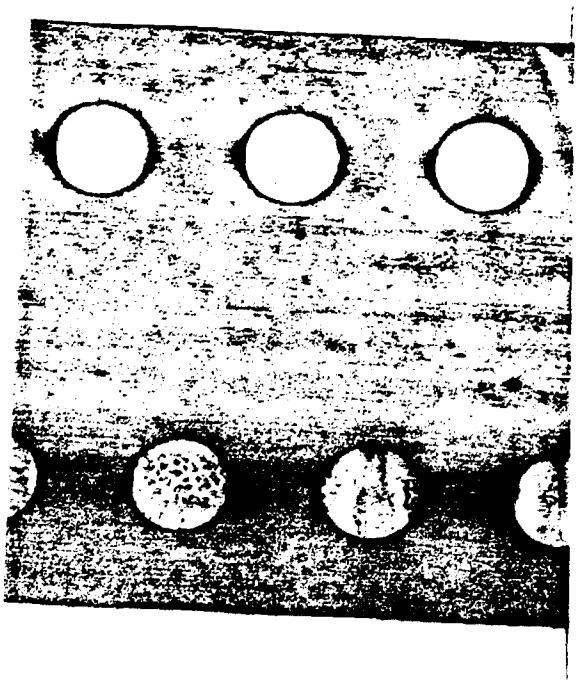
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 435000.00
CON TX 1435.50
PRFEE 1.00
MDEED 6.00
TOTAL 1442.50
CHECK 1442.50

11/30/89 01 15:20 0001 8981



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85900

IDENTIF. TREFERENCE

Nov 30 3 22 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271757