Loan # 199328

BOOK 8070 PAGE 455

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Robert E. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 1990.

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Baird (NAME)	BarclaysAmerican/Mortgage Corporation (NAME)	135-14-B
1509 Mock Orange Circle (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg.8 (STREET ADDRESS)	12CO
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC. 28217 (CITY) (STATE) (ZIP)	02DX-06931

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, A.J. Johnson d/b/a A. J. Johnson Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Baird and wife, Judy D. Baird, as tenants by the entirety

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 Lot No. 12 on the plan of Ransom Place, Phase I, as of record in Plat Book 6900, Page 924, and amended in Book 7885, Page 867, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to A. J. Johnson d/b/a A. J. Johnson Construction Co. by deed from Metropolitan Airport Center Limited Partnership as of record in Book 8010, Page 681, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 6405, Page 169, Register's Office, Davidson County, Tennesseee.

THIS conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7867, Page 81; amended in Book 7885, Page 868, and second amendment in Book 7947, Page 436, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subect to a Storm Water Detention Agreement of record in Book 6594, Page 983, Storm Water Detention Joint Maintenance Agreement of record in Book 6865, Page 79 and Assignment of Rights in Easement and Storm Water Detention Joint Maintenance Agreement of record in Book 7193, Page 239, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to a 20 foot minimum building setback line, fifteen, ten and five foot public utility and darinage easement as of record in Book 6900, Page 924, and as amended in Book 7885, Page 867, said Register's Office.

This is unimproved (X) improved ( ) property, known as 1509 Mock Orange Circle, (House Number) (Street) Nashville, TN. 37217 (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 my hand this 20th day of March, 1990

A.J. Johnson d/b/a A. J. Johnson
Construction Co.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. J. Johnson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th. day of March 19 90

Commission expires 5-22-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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 purposes 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 the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
A.J. Johnson d/b/a A. J. Johnson

TO
Robert E. Baird
Judy D. Baird

title escrow, inc
suite 218
640 spence lane
nashville, tennessee 37217

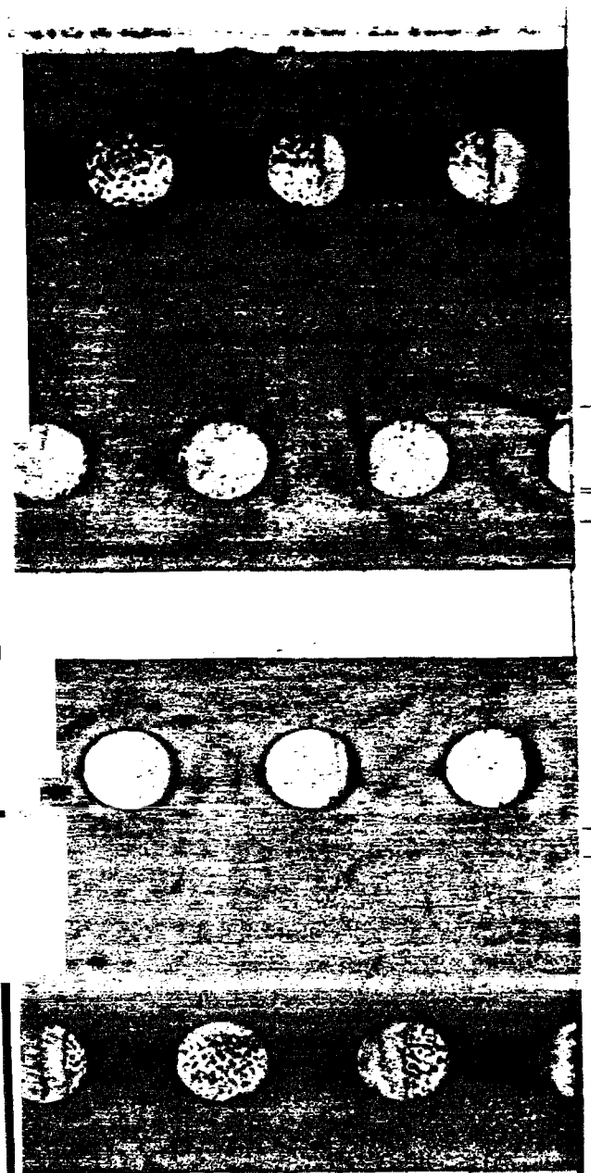
IDENTIFICATION REFERENCE

MAR 22 3 28 PM '90

DAVIDSON COUNTY TN.

12920

4210 03/22 0101 03CHECK 452.50



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				135000.00
			CON TX	445.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	452.50
			CHECK	452.50
03/22/90	01		15:28 0001	4910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IF 2 9 2 0

IDENTIFICATION REFERENCE

MAR 22 3 28 PM '90

DAVIDSON COUNTY TN.

No. 303343