THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
John M. Baird, Trustee 3305 West End Avenue Nashville, TN 37203	New Owner	130-12-0-A-38CO

GENERAL WARRANTY DEED BOOK 8105 PAGE 23

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by JOHN M. BAIRD, TRUSTEE, hereinafter referred to as "Grantee," PATRICIA I. HART, TRUSTEE, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 38, on the Plan of Northumberland, as shown on the plat of record in Plat Book 6250, pages 128 and 129 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING part of the same property conveyed to Patricia I. Hart, Trustee, by Deed of Record in Book 6628, page 547, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) 1990 real property taxes which have been prorated between Grantor and Grantee; (ii) easements reserved by Northumberland Development Company by instrument of record in Book 6628, page 547, Register's Office for Davidson County, Tennessee; (iii) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6377, pages 18 through 41, re-recorded in Book 6545, page 799, and in any allied instruments referred to in said restrictions; and (iv) all matters shown on the plat of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 4th day of May, 1990.

Patricia I. Hart - Trustee
PATRICIA I. HART, TRUSTEE

NOTARY PUBLIC AT LARGE

2406.3

IDENTIFICATION REFERENCE

MAY 8 1 [illegible] PM '90

DAVIDSON COUNTY, TN

REC. 35.00 PD

97.03

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, Harris A Gilbert a Notary Public for the State and County aforesaid, Patricia I. Hart, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 1990.

Notary Public

My Commission Expires:
9/9/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,00.00.

AFFIANT

Subscribed and sworn to before me this 4th day of May, 1990.

Notary Public

My Commission Expires:
9/9/93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8105 PAGE 25

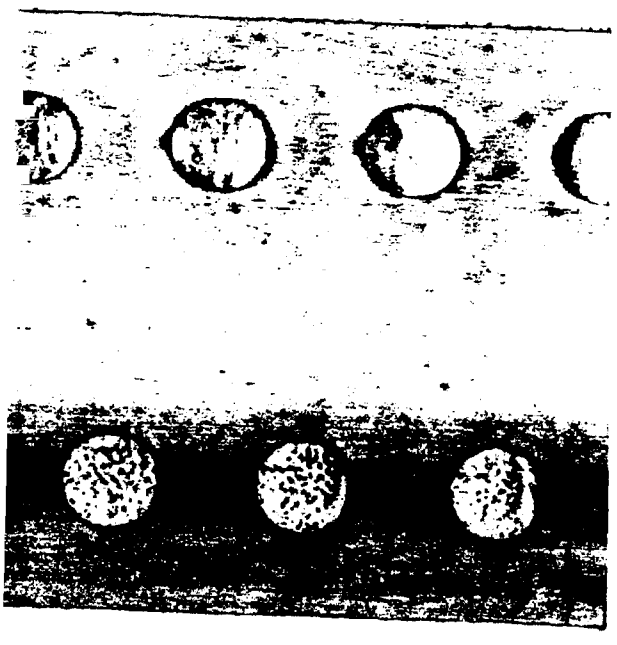
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 300000.00
CON TX 990.00
PRFEE 1.00
WDEED 6.00
TOTAL 997.00
CHECK 997.00

05/08/90 01 13:56 0001 9909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24863

IDENTIFICATION REFERENCE

MAY 8 1 56 PM '90

DAVIDSON COUNTY, TN

No. 317382