ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.:

Gary Wayne Baird, et ux.
6421 Alessio Road
Joelton, TN 37080

SAME

24.200.01

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JOE M. BAIRD and wife, SUSIE MAI BAIRD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GARY WAYNE BAIRD and wife, TAMMY JAN BAIRD** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, **to-wit:**

> Land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Nickerson-Johnson, Engineers, dated October 14, 1962, as follows:
>
> BEGINNING at a point in Alessio Road in the original tract line prior to the widening of said Road, said point being 680 feet more or less south of the south margin of Cantarutti Road; thence along said old deed line in Alessio road, south 2 deg. 30' west 391.5 feet to a point opposite an iron pin; thence leaving said Road, north 87 deg 30' west 1138 feet to a stake in the center line of a branch; thence along said branch and along a drain as follows: north 36 deg 24' east 66 feet; north 41 deg. 27' east 111 feet; north 19 deg 51' east 91 feet; north 71 deg 19' east 51 feet; north 2 deg. 15' east 70 feet; north 18 deg 06' east 208 feet; north 33 deg 57' east 167 feet; north 77 deg 09' east 152 feet; south 76 deg 15' east 346.6 feet; south 66 deg 08' east 168 feet; south 79 deg 24' east 58 feet; north 79 deg 25' east 75 feet to a point in Alessio Road, being the point of beginning, containing 12.3 acres more or less.
>
> Being the same property conveyed to Joe M. Baird and wife, Susie Mai Baird by deed from Chares E. Greer and wife, Ronalda B. Greer, of record in Book 3460, page 34, Register Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 6421 Alessio Road, Joelton, Tennessee 37080.

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 assign, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, the Grantors, Joe M. Baird and wife, Susie Mai Baird, have hereunto set their signatures this the 15 day of MAY, 1990.

Joe M. Baird
JOE M. BAIRD

Susie Mai Baird
SUSIE MAI BAIRD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2623 05/17 0101 03CHECK 287.50

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Grantor, Joe M. Baird and wife, Susie Mai Baird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15 day of MAY, 1990.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 85,000.00.

Joe M. Baird
AFFIANT

Sworn and subscribed to before me
this 15 day of MAY, 1990.

NOTARY PUBLIC
My Commission Expires: July 13, 1991

RECEIVED FOR RECORD
MAY 17 1 59 PM '90
FELICE Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

27 U S 3

THIS INSTRUMENT PREPARED BY: MICHAEL E. WALLACE, ATTORNEY AT LAW
500 Stahlman Building, Nashville, TN 37201

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 85000.00
CON TX 280.50
PRFEE 1.00
MDEED 6.00
TOTAL 287.50
CHECK 287.50

05/17/90 01 14:03 0001 2623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27093

IDENTIFICATION REFERENCE

MAY 17 1 59 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320064