This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 8140 PAGE 185

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
·Mark B. Baird	Sovran Mortgage Corporation	160-14-10-B 015.0000
(NAME)	(NAME)	
5715 Brentwood Place	201 East Cary Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Richmond, Virginia 23219-3736	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Mark B. Baird, an unmarried person and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

William Michael Wilson and wife, Cady C. Wilson

have this day bargained and sold, and do hereby transfer and convey unto the said Mark B. Baird, an unmarried person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 5715, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 988, said Register's Office, and amendment to Master Deed of record in Book 5545, page 510, said Register's Office.

Being the same property conveyed to William Michael Wilson, an unmarried person by deed from Saundra Fay Lee, an unmarried person of record in Book 6413, page 179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes, (2) All matters appearing on the plan of record in Book 5200, page 219, as revised in Book 5200, page 290, and

-continued-

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $ 43,500.00

Affiant Mark B Baird

Subscribed and sworn to before me this the 26th *day of* June *19*90

Notary Public Judy A. Lehman

My Commission expires: 5/19/91 *(Affix Seal)*

This is improved (X) property, known as 5715 Brentwood Place Brentwood, TN 37027 *(House Number) (Street) P.O. Address: (City or Town)*

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26th *day of* June *, 19* 90 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Michael Wilson

William Michael Wilson

Cady C. Wilson

Cady C. Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8140 PAGE 186

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* William Michael Wilson and wife, Cady C. Wilson

the within named bargainor (s), *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 Brentwood, *Tennessee, this* 26th *day of* June, *19* 90

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

in Book 5200, page 261, (3) Master Deed & By-Laws of record, (4) All restrictions of record, (5) All easements of record, (6) right of use and enjoyment of common ground by other unit owners, (7) all applicable zoning and governmental ordinances.

37302

FEE/TAX/REFERENCE

JUN 27 11 48 AM '90

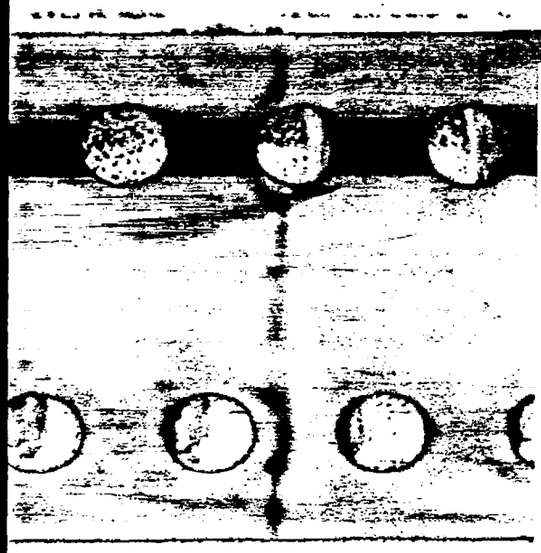
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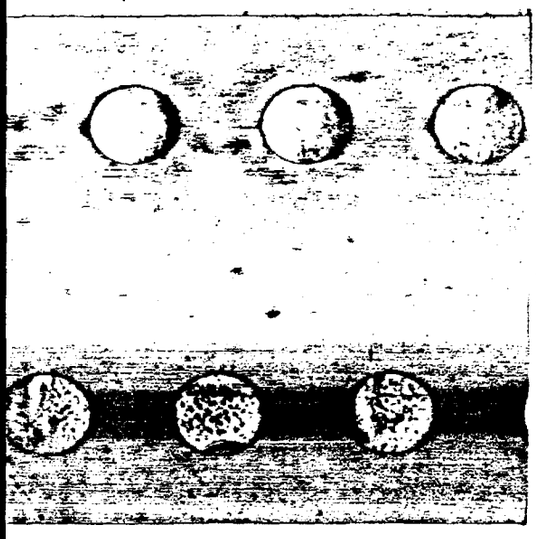
WARRANTY DEED

FROM
William Michael Wilson and wife, Cady C. Wilson

TO
Mark B. Baird, an unmarried person

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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

RECEIVED OF _____

FOR _____

BOOK 8140 PAGE 187

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	43500.00
CON TX	143.55
PRFEE	1.00
MDEED	6.00
TOTAL	150.55
CHECK	150.55

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 8001 4479

37302

IDENTIFICATION REFERENCE

JUN 27 11 48 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 332083