FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8266 PAGE 635

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-20-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., Suite 130,One Burton Hills Blvd.,Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
William C. Baird, Jr. (NAME)	Leader Federal Bank for Savings (NAME)	104-15/382
2515 Westwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (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, W. Blaine Hayes, unmarried, Madlyn Keever Hayes and husband, Wendell H. Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Baird, Jr. and wife, Christine E. 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:

Land in Davidson County, Tennessee, being the easterly 51 feet of Lot No. 43 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 43 fronts 51 feet on the southerly margin of Westwood Avenue and runs back 192 feet between parallel lines to a dead line.

Being the same property conveyed to W. Blaine Hayes, unmarried and Madlyn Keever Hayes by Quitclaim Deed from W. Blaine Hayes, unmarried of record in Book 8020, Page 111, said Register's Office.

I, Wendell H. Hayes, husband of Madlyn Keever Hayes, join for the purposes of conveying any interest I may have in the above described property, particularly marital rights.

FELIX Z. [illegible]
DAVIDSON COUNTY TN.
DEC 31 1 02 PM '90
IDENTIF. REFERENCE
82639

This is unimproved ( ) improved (XX) property, known as 2515 Westwood Avenue (House Number) (Street) Nashville, TN 37215 (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 hand s this 28th day of December 19 90

W. Blaine Hayes

Madlyn Keever Hayes

Wendell H. Hayes

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Blaine Hayes, unmarried, Madlyn Keever Hayes and husband, Wendell H. Hayes

the bargainor, 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, Tennessee, this 28th day of December, 1990.

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, 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 "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

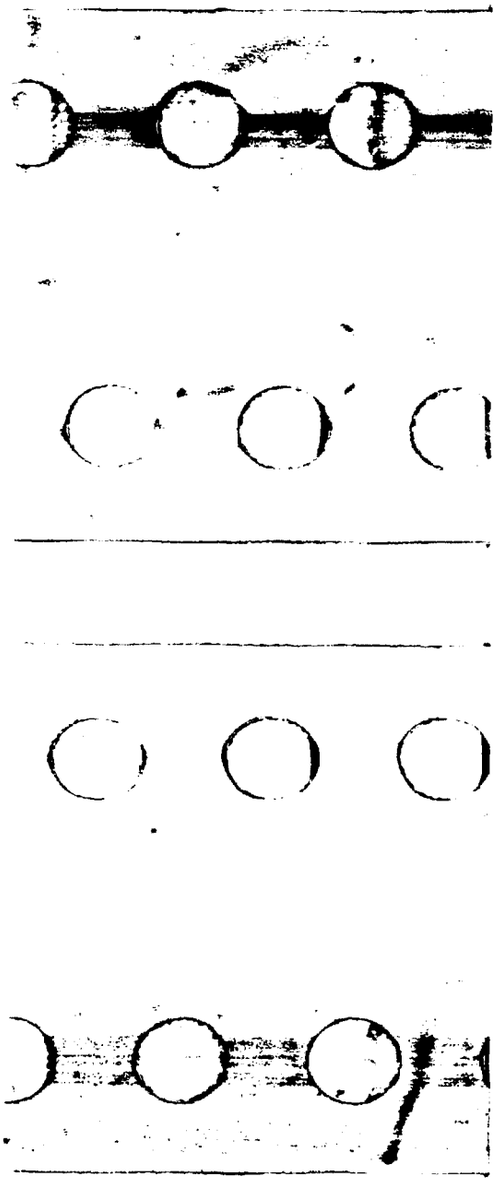
My commission expires: _____

Notary Public

3111 12/31 0101 03CHECK 335.35

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	99500.00
CON TX	328.35
PRFEE	1.00
WDEED	6.00
TOTAL	335.35
CHECK	335.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 13:00 0001 3111

8 2 6 6 3 9

IDENTIF. TREFERENCE

DEC 31 1 02 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 385480