File Box 43

GENERAL WARRANTY DEED

BOOK 8428 PAGE 901

FROM:
LINDA SUE BAIRD KEETON
DOUGLAS BAIRD
JANICE MARIE SONTANY
JAMES DOUGLAS BAIRD
BETTY JEAN BAIRD
JO ANNE CORBITT
JOYCE LYNN BAIRD BARTH

TO:
JANIS M. SONTANY,
unmarried

This Instrument Prepared By:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, TN 37201

AUG 27 10 36 AM '91

42229

Address New Owner(s)	Mortgagee	Map Parcel Number(s)
JANIS M. SONTANY **188 Chilton Street** **Nashville, TN**		**133-2-303** **6DA-55776**

Send Tax Bills to:Owner: X_____
Mortgagee: _____

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

("Grantor") has bargained and sold, and by these presents does transfer and convey unto **JANIS M. SONTANY**

("Grantee"), his heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Subdivision of Lots Nos. 51 and 52 and part of Lot No. 50 Nolen Heights as of record in Book No. 332, Page 162, Register's Office for said County.

SAID Lot No. 16 fronts 50 feet on the southerly side of Chilton Street and runs back between parallel lines 160 feet to an alley.

BEING part of the same property devised to Linda Sue Baird, Douglas Baird, Janice Marie Sontany, James Douglas Baird, Betty Jean Baird, Jo Anne Corbitt and Joyce Lynn Baird by Will from Dennis Baird of record in Will Book 151, Page 627, Probate Court for Davidson County, Tennessee and being part of the same property conveyed to Dennis Baird and wife, Ollie Baird of record in Book 1021, Page 333, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as **188 Chilton Street**, Nashville, **DAVIDSON** County, Tennessee.

This conveyance is subject to any recorded Declaration of Protective Covenants, Conditions, or Restrictions, and any easements of Plat affecting said property which are of record in said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed this **23rd** day of **August, 1991.**

Linda Sue Baird Keeton
LINDA SUE BAIRD KEETON

Janice Marie Sontany
JANICE MARIE SONTANY

James Douglas Baird
JAMES DOUGLAS BAIRD

Jo Anne Corbitt
JO ANNE CORBITT

Douglas Baird
DOUGLAS BAIRD

Betty Jean Baird by James Douglas Baird Attorney-in-fact
BETTY JEAN BAIRD by JAMES DOUGLAS BAIRD, ATTORNEY-IN-FACT, PURSUANT TO POWER OF ATTORNEY RECORDED IN BOOK 8426, PAGE 949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Joyce Lynn Baird Barth by James Douglas Baird Attorney-in-fact
JOYCE LYNN BAIRD BARTH by JAMES DOUGLAS BAIRD, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY RECORDED IN BOOK 8426, PAGE 184 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **the undersigned** a Notary Public in and for said County and State, the within named **LINDA SUE BAIRD KEETON, DOUGLAS BAIRD, JANICE MARIE SONTANY, JAMES DOUGLAS BAIRD AND JO ANNE CORBITT** the 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 **NASHVILLE, DAVIDSON COUNTY**, Tennessee, this **23rd** day of **August, 1991.**

NOTARY PUBLIC

My Commission Expires:

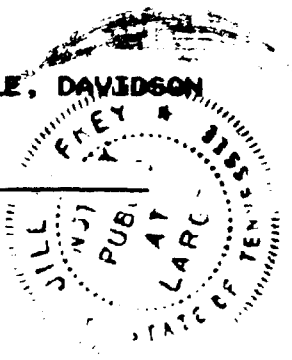
11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, **the undersigned**, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES DOUGLAS BAIRD** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the **ATTORNEY IN FACT** for the within named **JOYCE LYNN BAIRD BARTH AND BETTY JEAN BAIRD**, and being Authorized to Act on behalf of said person he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, DAVIDSON COUNTY, Tennessee, this 23rd day of August, 1991.

Jill B Frey
NOTARY PUBLIC



My Commission Expires:

11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $4,400.00.

Janis M. Pontany
AFFIANT

Sworn to and subscribed before me this 23rd day of August, 1991.

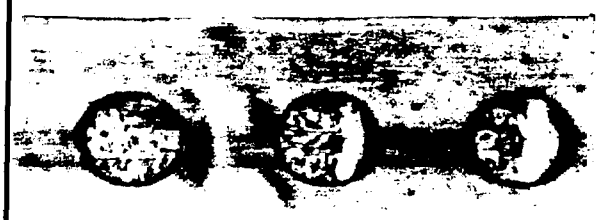
Jill B Frey
NOTARY PUBLIC



My Commission Expires:

11-21-92

7261 08/27 0101 03CHECK 26.28



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8428 PAGE 904

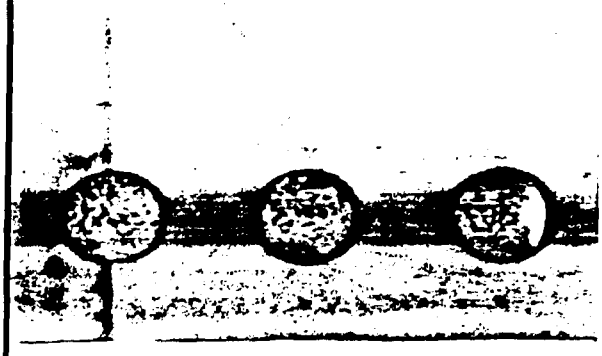
CC - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WE - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO Tx - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	4400.00
CON TX	16.28
PRFEE	1.00
WDEED	9.00
TOTAL	26.28
CHECK	26.28

08/27/91 01 10:39 0001 7261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42229

TENNTITLE REFERENCE

AUG 27 10 36 AM '91

No. 453749