QUITCLAIM DEED

BOOK 8530 PAGE 982

FROM: JAMES DAVID BAIRD

TO: SUSIE M. BAIRD

This instrument was prepared by:
James G. Martin, III
Farris, Warfield & Kanaday
Nineteenth Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Susie M. Baird
913 Lakemont Drive
Nashville, Tn. 37220

Send Tax Bills To:

First Tennessee Bank 159-8
P.O.Box 1000,Box#47 1
Memphis, Tn. 38148

Map-Parcel Numbers

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Mary Sue (Susie) Baird vs. J. David Baird, Civil Action No. 91D-1116, Fourth Circuit Court of Davidson County, Tennessee and that there was no other consideration given for the transfer.

Mary Sue (Susie) Baird
Affiant

Sworn to and subscribed before me, this 17 day of January, 1992.

Melissa M. Montgomery
Notary Public

My Commission Expires: November 13, 1993

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Divorce Decree and Marital Dissolution Agreement in that certain case styled Mary Sue (Susie) Baird vs. J. David Baird, Civil Action No. 91D-1116, Fourth Circuit Court of Davidson County, Tennessee, James David Baird has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Susie M. Baird, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 32 on the Plan of Oakhill Estates, Section 3, of record in Book 4860, pages 3, 4 and 5, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the westerly margin of Lakemont Drive being the common front corner of Lots 31 and 32; thence with the line between said two lots, in a westerly direction, 178.00 feet to a point, said point being the southwesterly corner of said Lot No. 32; thence North 34 degrees 57' 16" West, 135.42 feet to a point; thence North 50 degrees 54' 10" West, 95.0 feet to a point in the southeasterly margin of Hillview Drive; thence with the same in a northeasterly direction 210.36 feet to the beginning of a curve; thence around said curve to the right, having a radius of 25.00 feet, a distance of 39.99 feet to a concrete monument in the westerly margin of Lakemont Drive; thence with the same in a southerly direction, 249.55 feet to the point of beginning.

Being the same property conveyed to James David Baird and wife, Susie M. Baird, from W. Errol Veno, Jr. and wife, Judith A. Veno, by deed of record in Book 5443, Page 913, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) Restrictions recorded in Book 5010, page 245, in the Register's Office for Davidson County, Tennessee, (2) Easements and setback lines and requirements for individual booster pumping stations shown on the Subdivision Plat of record in Book 4860, pages 3, 4 and 5, said Register's Office, and (3) 1979 Metro Tax which has been prorated and assumed by the grantees herein.

This is improved property, known as 913 Lakemont Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Susie M. Baird, her heirs, successors, and assigns, forever.

Witness my hand this 16th day of January, 1992.

7.7.5.97

IDENTIFICATION JAN 17 12 41 PM '92

PICK-UP

James David Baird

JAMES DAVID BAIRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Billy H. Carey, a Notary Public of said County and State, James David Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1992.

Billy H. Carey

Notary Public

My Commission Expires: 9/14/95

BILLY H. CAREY NOTARY PUBLIC DAVIDSON CO.

8743M/1-15-92

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