Box 8

# WARRANTY DEED

BOOK 8562 PAGE 559

New Owner: James David Baird
Send Tax Bills To: 3419 Golf Club Lane
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, McDANIEL AND WOLFE, P.C.
5521 Murray Avenue
Memphis, Tennessee 38119

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edith Allen Sledge, an unmarried person

HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James David Baird, an unmarried person

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:

Unit 29, Phase Two, Brighton Court Condominiums, as established under Master Deed of record in Book 6912, Page 158 in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said property.

Being the same property and description conveyed to Grantors herein by Warranty Deed of record in Book 8453, Page 181, of the aforesaid Register's records.

The property is encumbered further by reservations, conditions, powers, easements, options, restrictions, agreements and limitations on title and all other provisions contained in or incorporated by reference into the Master Deed establishing Phase Two, Brighton Court Condominiums, recorded at Instrument No. in Book 6912, Page 158, Book 6629, Page 537 and in Book 6912, Page 162 of said Register's records, including all exhibits attached thereto and incorporated therein by reference.

Tax Parcel Identification Number: Map 117-7F-Parcel 29C0

The property herein described is unencumbered except for 1992 Davidson County taxes, not yet due and payable; and any subsequent years' taxes, the responsibility for the payment of which is assumed by the second parties hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and Interest thereto belonging to the 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 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 my hand this 19th day of February 19 92:

Edith Allen Sledge
Edith Allen Sledge

88386
IDENTIF. REFERENCE
MAR 2 10 54 AM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Book 8

BOOK 8562 PAGE 560

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Edith Allen Sledge to me known to the person____ described in and who executed the foregoing instrument, and acknowledged that __she__ executed the same for the purposes therein contained.

WITNESS my hand and notarial Seal at office this 14th day of February, 1992.

M. Pilar Ramirez
Notary Public

My commission expires: 12/27/94

M. PILAR RAMIREZ
Notary Public, State of Texas
My Commission Expires
DECEMBER 27, 1994

**********

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the _____ of _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such _____.

WITNESS my hand and notarial Seal at office this _____ day of _____, 19___.

_____
Notary Public

My commission expires: _____

**********

Property address: _____

3419 Golf Club Lane

Nashville, TN 38215

Mail Tax Bills To: (person or Agency Responsible for Payment of Taxes)

_____

_____

_____

T.G.# W917659
Return to:
Wilkins & Ivey, Attorneys
2405 Crestmoor Road
Nashville, TN 37215-8746

STATE OF TENNESSEE, COUNTY OF SHELBY

I, or We, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 102,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 25th day of February, 19 92

_____
Notary Public

My commission expires: 9/24/92

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

[illegible] 13.92 2:01 03CHECK 384.40

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

RECEIVED OF _____

FOR _____

BOOK 8562 PAGE 561

| | | |
|---|---|---|
| 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 | |
| | | | | 102000.00 |
| | | | CON TX | 377.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 384.40 |
| | | | CHECK | 384.40 |
| 03/02/92 | 01 | 10:54 | 0001 | 1965 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88386

IDENTIF. REFERENCE

MAR 2 10 54 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 506469