FILE NO. 30995 FILE BOX "7"

FORM NO. WD-1

BOOK 8879 PAGE 381

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,455.25

X Clarence Baird Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 19 93

Notary Public

MY COMMISSION EXPIRES: 3/3/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENCE BAIRD, JR.	FIRST TENNESSEE BANK	142-6-C-63
(NAME)	(NAME)	
808 Todd Preis Drive	P. O. Box 474	9D 71233
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38101	
(CITY) (STATE) (P.O ZIP)	(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, I, DELBERT RAY FERGUSON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE BAIRD, JR. and CATHY M. BAIRD, both unmarried, joint tenants with right of survivorship

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 a part of the Plan of Doral Country Condominiums, Section VI, of record in Plat Book 5200, page 32, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 25-A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VI, of record in Book 5260, page 767, and re-recorded in Book 5260, page 817, and amended by instrument of record in Book 5260, page 769, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Delbert Ray Ferguson, Unmarried, by deed from Carol J. Elam Dinwiddie and husband, Robert D. Dinwiddie, of record in Book 8413, page 944, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST TENNESSEE BANK, of record in Book 7124, page 848, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH FIRST TENNESSEE BANK.

This is unimproved ( ) improved (X) property, known as 808 Todd Preis Drive, Nashville, Tennessee 37221
(House Number) (Street) (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 my hand this 1st day of March, 19 93

Delbert Ray Ferguson

DELBERT RAY FERGUSON

93047603 01 03 CHECK 266.15

STATE OF TENNESSEE }
Davidson County }

BOOK 8879 PAGE 332

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DELBERT RAY FERGUSON, Unmarried

the bargainor, 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 1st day of March, 19 93.

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

97230

MAR 3 2 43 PM '93

KAY C. WILSON REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8879 PAGE 333

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 69455.25
CON TX 257.15
PRFEE 1.00
WDEED 8.00
TOTAL 266.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 266.15

97230

IDENTIFICATION REFERENCE

MAR 3 2 43 PM 1993

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

3/93 01 14:41 0001 7046

No. 626621