#12295 File Box 38 First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9264 PAGE 964

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM F. BAIRD (NAME)	THIRD NATIONAL BANK IN NASHVILLE (NAME)	Map 117-13-B
814 Foster Hill (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305110 (STREET ADDRESS)	Parcel 45
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP)	FB 7DA91397

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, HARRY W. MOODIE AND WIFE, ANN S. MOODIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM F. BAIRD AND WIFE, ELIZABETH G. BAIRD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 814 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683 and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Harry W. Moodie and wife, Ann S. Moodie by deed from James W. Bilyeu and wife, Wadean H. Bilyeu of record in Book 7012, page 819, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees, (2) Covenants, Conditions and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254; (3) Dedication of common area of record in Book 7175, page 761; (4) Charter of record in Book 6548, page 213; (5) Easement of record in Book 1286, page 690, Book 1037, page 572, Book 6928, page 934; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and in Book 6800, page 164, said Register's Office.

22976

IDENTIFICATION REFERENCE

94 MAR -2 AM 11:12

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 814 Foster Hill, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of February, 19 94

Harry W. Moodie

HARRY W. MOODIE

Ann S. Moodie

ANN S. MOODIE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9264 PAGE 965

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY W. MOODIE AND WIFE, ANN S. MOODIE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of February 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 94.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HARRY W. MOODIE AND WIFE, ANN S. MOODIE

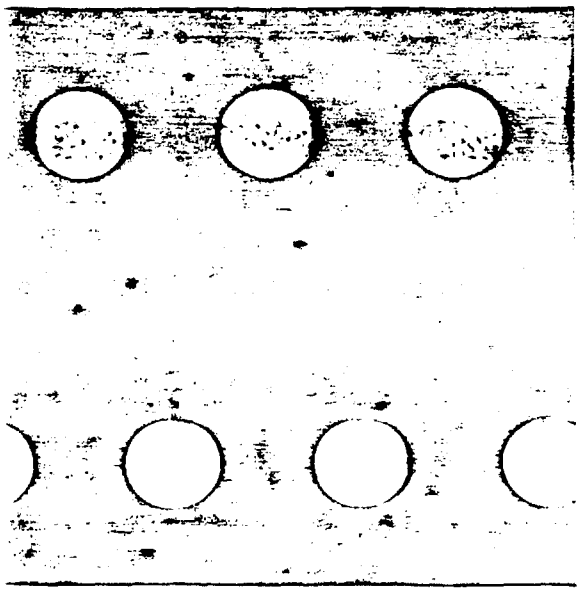
TO

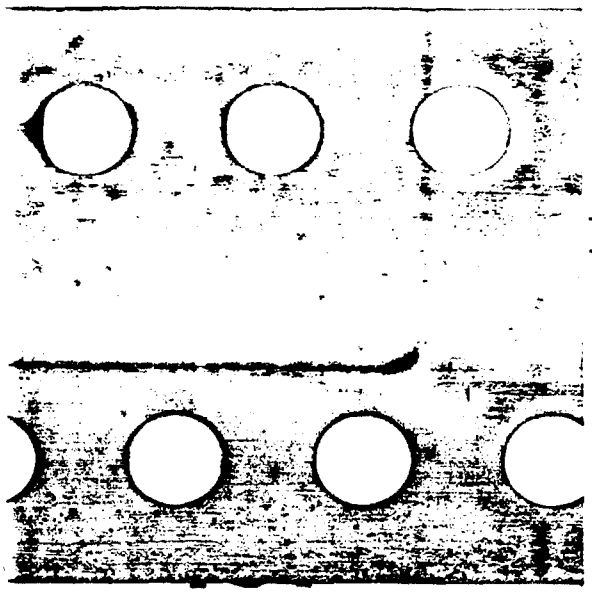
WILLIAM F. BAIRD AND WIFE, ELIZABETH G. BAIRD

$11 03/02 0101 02CHECK 19330

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9264 PAGE 966

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
520000.00
CON TX 1924.00
PRFEE 1.00
WDEED 8.00
TOTAL 1933.00
CHECK 1933.00
03/02/94 01 11:13 0001 6611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22975

IDENTIFICATION

94 MAR -2 AM 11:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762046