BOOK 9382 PAGE 760

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35124)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 182900.00

Edward H. Baird
Affiant

Sworn and subscribed before me this 16th day of June, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Edward H. Baird Holliday L. Baird 4616 Granny White Pike Nashville, Tennessee 37220	Union Planters National Bank P. O. Box 3137 Memphis, Tennessee 38173-0137	131-11-089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hiroshi Hirakawa and spouse, Michiko Hirakawa,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward H. Baird and spouse, Holliday L. Baird,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly portion of Lot No. 1 on the plan of resubdivision of Lot No. 3, J. T. Jenkins Home Tract of record in Book 5190, Page 697 and being Lot No. 1A as amended on the plan of zone lot division of Lot No. 1 of the resubdivision of Lot no. 3 of J. T. Jenkins Home Tract of record in Book 6250, Page 172, all in said Register's Office.

SAID Lot No. 1A fronts 149.86 feet on the easterly margin of Granny White Pike and extends back 140.42 feet on the northerly line and 160.29 feet on the southerly line to a dead line in the rear, measuring 163.10 feet thereon.

BEING the same property conveyed to Hiroshi Hirakawa and spouse, Michiko Hirakawa of record in Book 8687, Page 961, Register's Office for Davidson County, Tennessee.

62606
IDENTIF. & REFERENCE

94 JUN 20 AM 11:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7785 06/20 0101 03CHECK 685.73

This is improved property, known as: 4616 Granny White Pike, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 1994.

Hiroshi Hirakawa
Hiroshi Hirakawa

Michiko Hirakawa
Michiko Hirakawa

State of Tennessee
County of Davidson

On this 16th day of June, 1994, before me the undersigned authority, personally appeared **Hiroshi Hirakawa** and **Michiko Hirakawa,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 9382 PAGE 761

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 182900.00
				CON TX 676.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 685.73
				CHECK 685.73
			06/20/94 01	11:06 0001 7785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62606
IDENTIF. ↑ REFERENCE

94 JUN 20 AM 11:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 804513