THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Louise Armistead Martin 3600 Abbott-Martin Road Nashville, TN 37215	John M. Baird 4208 Sneed Road Nashville, TN 37215	116-12-0-113

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by LOUISE ARMISTEAD MARTIN, hereinafter referred to as "Grantee," JOHN M. BAIRD and wife, LOUISE M. BAIRD, hereinafter referred to as "Grantors," have this day bargained and sold and do hereby transfer and convey unto the said Grantee, her heirs and assigns, an undivided one-half (1/2) interest in and to certain real estate located in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Resubdivision of the Armistead and Martin Lots, said plan being of record in Book 5190, page 71, Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 260.00 feet on the northerly side of Abbott-Martin Road and extends back between parallel lines at 365.60 feet (including a five foot right of way dedication shown on said plan) to a deadline, measuring 260.00 feet thereon.
>
> Being the same property conveyed to John M. Baird and wife, Louise M. Baird, by warranty deed of record in Book 6283, page 735, Register's Office for Davidson County, Tennessee.

This is unimproved property in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered except for (i) county taxes for the current year; (ii) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, page 70, Register's Office for Davidson County, Tennessee; (iii) matters shown on the plat of record in Book 5190, page 71, Register's Office for Davidson County, Tennessee; and (iv) Deed of Trust in favor of Third National Bank in Nashville, as of record in Book 7645, page 306, Register's Office for Davidson County, Tennessee, as modified. Grantee assumes no obligations under, or with respect to, this Deed of Trust, as to which obligations Grantors shall hold Grantee harmless.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 8th day of August, 1994.

John M. Baird

Louise M. Baird

3929 08/17 0101 03CHECK 157.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the State and County aforesaid, John M. 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, at office, this 8th day of August, 1994.

Notary Public

My Commission Expires:
January 22, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the State and County aforesaid, Louise M. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 1994.

Notary Public

My Commission Expires:
January 22, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of August, 1994.

Notary Public

My Commission Expires:
January 22, 1995

82133
IDENTIF. & REFERENCE
94 AUG 17 PM 4
FELIX Z. DAVIDSON COUNTY REGISTER



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

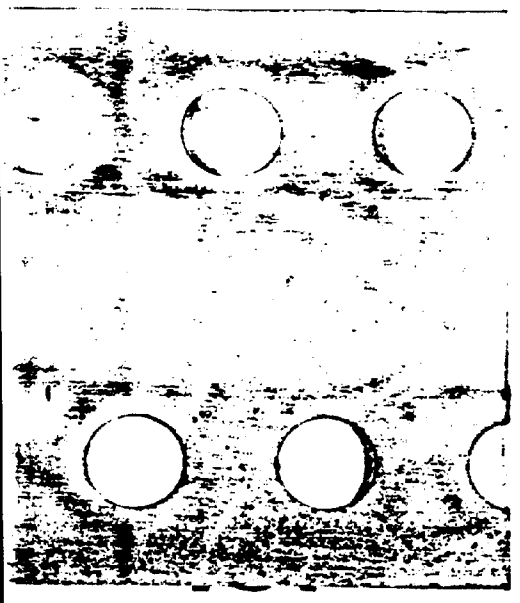
RECEIVED OF _____

FOR _____

BOOK 9439 PAGE 300

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

08/17/94 01 15:54 0001 8929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82133
IDENTIF. # REFERENCE

94 AUG 17 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 825379