This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9525 PG 80

ADDRESS NEW OWNER:
Richard N. Baird
3019 Nolensville Rd.
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-13
GROUP
PARCEL 170

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edith J. Guthrie, Robert L. Barnes, and Sarah G. Murray, Co-Executors of the Estate of Gladys A. Oliver, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Richard N. Baird, hereinafter called the Grantee, his 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. 10 on the Map of College Heights of record in 332, page 19, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to P. L. Oliver, (now deceased) and wife Gladys A. Oliver, (now deceased) by deed from W. H. Jackson and wife Maxie Gillespie Jackson of record in Book 1336, page 49, Register's Office for Davidson County, Tennessee.

Gladys L. Oliver died testate on March 10, 1993; Letters Testamentary were issued to the Grantors herein by the Probate Court of Davidson County, Tennessee, Docket No. 93P-488.

Gladys A. Oliver and Gladys L. Oliver are one and the same person.

This is improved property known as 3019 Nolensville Rd., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard N. Baird, his heirs and assigns, forever; and we, Edith J. Guthrie, Robert L. Barnes, and Sarah G. Murray, Co-Executors, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of November, 1994.

BOOK 9525 PG 81

Estate of Gladys A. Oliver

By: Edith J. Guthrie by R. Francene Kavin
Edith J. Guthrie, Co-Executor, by R. Francene Kavin
as Attorney-in-Fact

Attorney-in-Fact.

By: Robert L. Barnes
Robert L. Barnes

By: Sarah G. Murray
Sarah G. Murray

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Barnes, and Sarah G. Murray, Co-Executors of the Estate of Gladys A. Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named R. Francene Kavin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-Fact for Edith J. Guthrie and that as such Attorney-in-Fact she executed the within Warranty Deed for the purposes therein contained as fully and amply and with the same effect as she might or could do if acting personally.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 56,500.00.

AFFIANT

Subscribed and sworn to before me this 17th day of November, 1994.

NOTARY PUBLIC

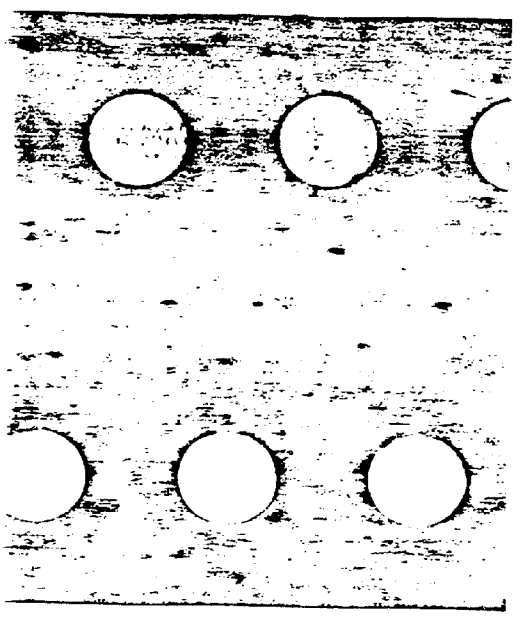
My Commission Expires: January 4, 1997

94 NOV 21 AM 9:46
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE

10450

11/21 0101 03CHECK 218.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9525 PG 82

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10450
IDENTIF. ↑ REFERENCE

94 NOV 21 AM 9:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 855696