This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Rose D. Baird	Same	Map 116-11
4303 Lillywood Road		Parcel 58
Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DAVID D. DORTCH, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto ROSE D. BAIRD, hereinafter the GRANTEE, her heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. B and that portion of an unnamed alley abandoned by the City of Belle Meade by Ordinance No. 84-1 on the Plan of Resubdivision of Lots 17, 22, 23 and 24 Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Plat Book 2330, page 12, Register's Office for said County, to which plan and ordinance reference is hereby made for a more complete and accurate description of said Lot.
>
> Being the same property conveyed to David D. Dortch by warranty deed from David K. Baird and wife, Rose D. Baird, of record in Book 9123, page 974, Register's Office for Davidson County, Tennessee.

This is improved property known as 4303 Lillywood Road, Nashville, Tennessee 37205.

This conveyance is made subject to: (i) 1994 real property taxes, a lien, but not yet delinquent; (ii) all matters shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 2330, page 12, Register's Office for Davidson County, Tennessee; (iii) easements and rights of the public, if any, across that portion of the subject property which was a part of the alley closed by the City of Belle Meade by Ordinance No. 84-1; and (iv) Tennessee Deed of Trust, Assignment of

Rents, Security Agreement and Fixture Filing, of record in Book 8334, page 715, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever.

GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized 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.

And GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The undersigned, Ruth W. Dortch, joins in the execution of this instrument to convey any right she may have in the subject property.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand as of this 3rd day of January, 1995.

David D. Dortch
DAVID D. DORTCH

Ruth W Dortch
RUTH W. DORTCH

95 JAN 10 AM 10:46
REGISTER
DAVIDSON COUNTY, TN.

24201
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David D. Dortch and Ruth W. Dortch, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 2nd day of January, 1995.

Christine Berkley
Notary Public

CHRISTINE BERKLEY NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

My Commission Expires:
June 23, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $473,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

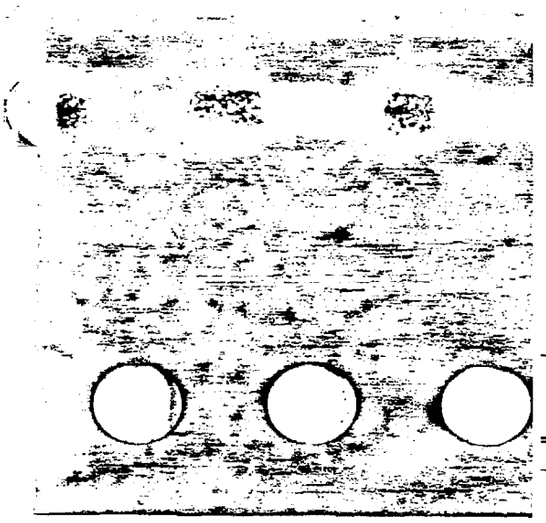
Rose D. Baird
Affiant

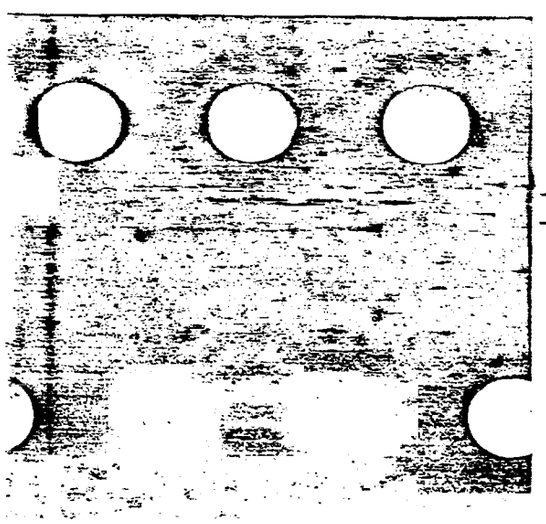
Sworn to and subscribed before me this 3rd day of January, 1995.

Christine Berkley
Notary Public
My Commission Expires: June 23, 1998

CHRISTINE BERKLEY NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

0740 01/10 0101 03CHECK 1763.10





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

RECEIVED OF _____

FOR _____

BOOK 9568 PG 56

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 473000.00	
			CON TX 1750.10	
			PRFEE 1.00	
			WDEED 2.00	
			VOID	
			WDEED 2.00-	
			WDEED 12.00	
			TOTAL 1763.10	
			CHECK 1763.10	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/95 01 10:46 0001 0740

24201
IDENTIF. ↑ REFERENCE

95 JAN 10 AM 10:46

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

No. 870598