FILE NO. 30995

FILE BOX "7"

BOOK 9568 PG 70

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY 1995

Notary Public

MY COMMISSION EXPIRES: 11-20-96

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENCE BAIRD, JR. (NAME)	FIRST TENNESSEE BANK (NAME)	142-6-C-63
808 Todd Preis Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	9D 71233
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

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, WE, I, CATHY M. BAIRD, An Unmarried Person,

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED MY INTEREST, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE BAIRD, JR., An Unmarried Person,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a part of the Plan of Doral Country Condominiums, Section VI, of record in Plat Book 5200, page 32, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 25-A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VI, of record in Book 5260, page 767, and re-recorded in Book 5260, page 817, and amended by instrument of record in Book 5260, page 769, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Clarence Baird, Jr., and Cathy M. Baird, both unmarried, joint tenants with right of survivorship, of record in Book 8879, page 381, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 808 Todd Preis Drive, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said GRANTEES, their heirs and assigns, forever, and we 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 noted herein, and we covenant and bind ourselves, our heirs and representatives to warrant and forever defend the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever, unless otherwise noted herein. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3 day of January, 1995

Cathy M. Baird

CATHY M. BAIRD

NORTH CAROLINA

BOOK 9568 PG 71

STATE OF ~~TENNESSEE~~
~~XXXXXXX~~ County of Haywood

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CATHY M. BAIRD, An Unmarried Person

the bargainor_____, 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 and official seal at Canton, ~~Tennessee~~ NORTH CAROLINA, this 3 day of January, 1995.

Commission Expires: 7-29-95 Denise R. Price Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

24207

IDENTIF. ↑ REFERENCE

WARRANTY DEED

FROM

TO

95 JAN 10 AM 10:55

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0747 01/10 0101 03CHECK 8.00