Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
223 Madison Street, Suite 212
Madison, TN 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard Baird | Same | 60-1 34 |
| (NAME) 826 REEVES ROAD | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) ANTIOCH TN 37013 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* .....

Ten and No/100----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

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7050 06/02 0101 03CHECK 83.37

Leland D. Watts and wife, Winnifred A. Watts,

*have this day bargained and sold, and do hereby transfer and convey unto the said* .....

Richard Baird, his

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Section One, Aldrich Heights, of record in Book 2083, page 76, Register's Office for said County.

Said Lot No. 28 fronts 152.59 feet on the southerly side of Old Ewing Lane and runs back 296.28 feet on the westerly line and 303.95 feet on the easterly line to a dead line, measuring 30 feet thereon.

Being the same property conveyed to Leland D. Watts by deed from Timon M. Rice and wife, Lisa Diane Rice, of record in Book 9627, page 92 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,413.34

Subscribed and sworn to before me, this the 19 day of May 19 95

Richard Baird
Affiant

My commission expires: My Commission Expires JAN. 27 1996
Notary Public

This is improved (XX) unimproved ( ) property, known as 432 Old Ewing Lane, Nashville, TN 37207
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* ..

Richard Baird, his

..... *(successors),*

*heirs and assigns forever* we ..... *covenant that* we are ..... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ..... *further covenant and bind* ourselves/our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....Grantee, his.....

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s ..... *this* 19th ..... *day of* May ..... 19 95 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

Leland D. Watts
LELAND D. WATTS

Winnifred A. Watts by Leland D. Watts Attorney-in-Fact
WINNIFRED A. WATTS
By: Leland D. Watts, Attorney-in-Fact

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts

(or proved to me on the basis of satisfactory evidence)

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1995.

Notary Public

Commission expires My Commission Expires JAN. 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1995.

NOTARY PUBLIC

Commission Expires: My Commission Expires JAN. 27, 1996

**WARRANTY DEED**

FROM

LELAND D. WATTS AND WIFE,

WINNIFRED A. WATTS

TO

RICHARD BAIRD

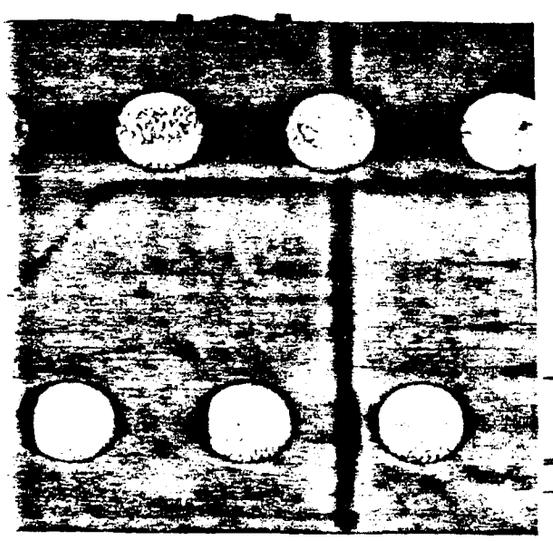
Compliments of
**Commonwealth Title Agency**
**of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

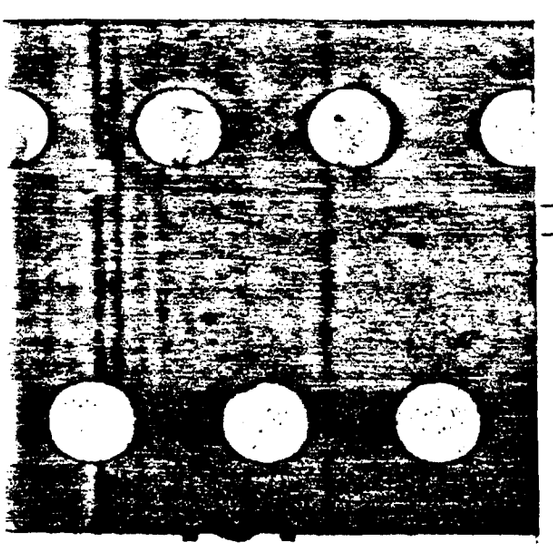
95 JUN -2 AM 11:51

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

IDENTIF. & REFERENCE

0066280





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

RECEIVED OF _____

FOR _____

BOOK 9689 PG 278

| | | |
|---|---|---|
| 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 20113.34
CON TX 74.37
PRFEE 1.00
WDEED 8.00
TOTAL ~~83.37~~
CHECK ~~83.37~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/95 01 11:51 0001 7050

0066280
IDENTIF. ↑ REFERENCE

95 JUN -2 AM 11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916354