47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 1/17/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Crenshaw (NAME)	CTX Mortgage Company (NAME)	MAP 72-12
2202 Thistlewood Avenue (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 15
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	

FOR AND 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, Kenneth Lafette Baird and wife, Martha N. Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Crenshaw and wife, Mary Ann Eastwood

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 Lot No. 15 on the Map of Dalewood, Section I, as of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the westerly margin of Thistlewood Avenue at a corner of Lots Nos. 15 and 16; thence with the line between said lots, westerly 190.1 feet to a point; thence southerly 95 feet to the north margin of Hanover Avenue; thence with the margin of the same, easterly 169.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.4 feet to the westerly margin of Thistlewood Avenue; thence with the margin of the same 89 feet to the beginning.

Being the same property conveyed to Kenneth Lafette Baird A/K/A Kenneth Baird, by deed from Janice F. Baird, of record in Book 8902, Page 435, Register's Office for Davidson County, Tennessee.

Martha N. Baird, spouse of Kenneth Lafette Baird, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

95 SEP 25 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0104494
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2202 Thistlewood Avenue, Nashville, TN 37216
(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 to the said GRANTEES, their heirs and assigns forever; and we do 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 18th day of September 19 95

Kenneth Lafette Baird
Kenneth Lafette Baird

Martha N. Baird
Martha N. Baird

BOOK 9804 PG 781

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 Kenneth Lafette Baird and wife, Martha N. Baird

the bargainor s, 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 Goodlettsville Tennessee, this 18th day of September 19 95

Commission expires 1/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

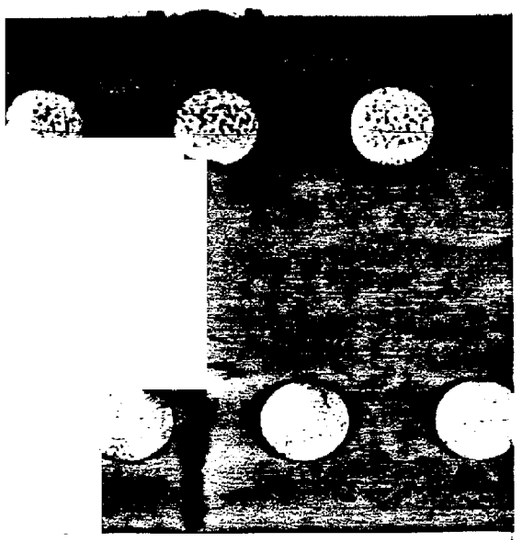
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

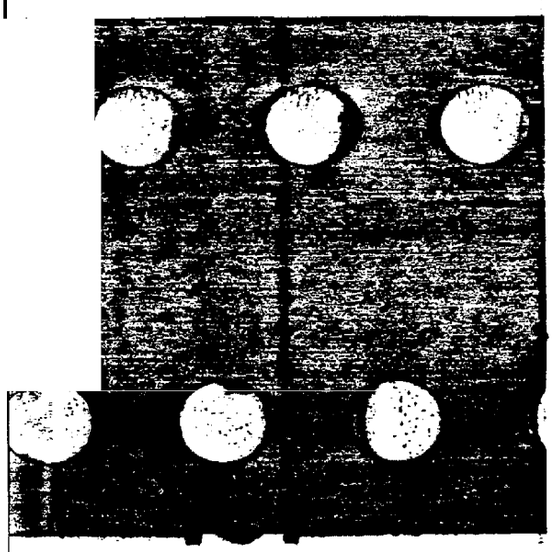
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

3553 09/25 0101 03CHECK 260-23





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

RECEIVED OF _____

FOR _____

BOOK 9804 PG 782

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 67900.00
CON TX 251.23
PRFEE 1.00
WDEED 8.00
TOTAL 260.23
CHECK 260.23

09/25/95 01 09:49 0001 8553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0104494
IDENTIF. ↑ REFERENCE

95 SEP 25 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.957370