BOOK 9889 PG 979

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
TUKE YOPP & SWEENEY, 17TH FLOOR, SUNTRUST BANK BUILDING,
NASHVILLE, TENNESSEE 37219

PICK-UP

0132527

GRANTOR: RAY W. ROBINS and BRIAN ROBINS

GRANTEE: RONALD O. BAIRD and wife CHERYL BAIRD

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
303 Bowling Avenue Nashville, TN 37205	SAME	104-16-352

****

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are here acknowledged, RAY W. ROBINS and BRIAN ROBINS, (collectively "GRANTOR"), do hereby bargain, sell and convey to RONALD O. BAIRD and wife CHERYL BAIRD, (collectively "GRANTEE"), their heirs, successors and assigns that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 2200 Belmont Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $265,000.00.

Affiant: Cheryl D. Baird

Sworn to and subscribed before me, this 15th day of December, 1995.

Notary Public

My Commission Expires: My Commission Expires Sept. 21, 1996

is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15 day of December, 1995.

Ray W. Robins, by Brian Robins
as attorney-in-fact

RAY W. ROBINS, by Brian Robins
Attorney-in-Fact

BRIAN ROBINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy J. Kinsch, a Notary Public of said County and State, BRIAN ROBINS , attorney-in-fact, signing on behalf of RAY W. ROBINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the bargainor.

Witness my hand, at Office, this 15th day of December, 1995.

Kathy J. Kinsch
Notary Public

My Commission Expires: My Commission Expires Sept. 21, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy J. Kinsch, a Notary Public of said County and State, BRIAN ROBINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of December, 1995.

Kathy J. Kinsch
Notary Public

My Commission Expires: My Commission Expires Sept. 21, 1996

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 127, on the Plan of Belmont Land Company's Property called "Belmont Heights", as shown on plat of record in Plat Book 421, page 34, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of Lot No. 127 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, with the easterly margin of Ashwood Avenue, 186 feet to an alley.

Being the same property conveyed to Ray W. Robins and Brian Robins, by Deed of Record in Book 9417, page 555, Register's Office for Davidson County, Tennessee.

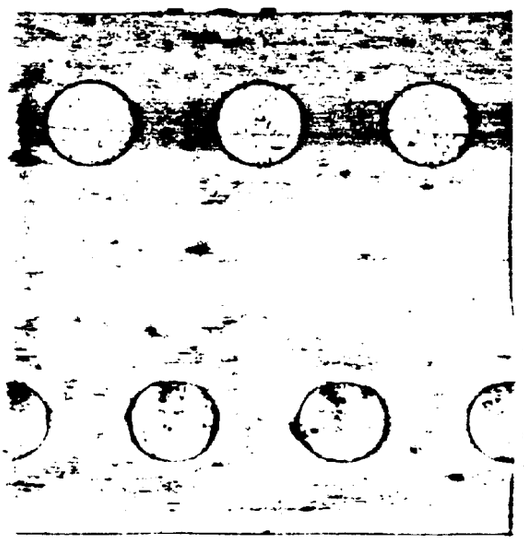
[illegible] 997.50

EXHIBIT B

Encumbrances

1. 1996 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 104-16-352.

2. Metro Code Letter of record in Book 6668, page 921.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9889 PG 983

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

AMT	
	265000.00
CON TX	980.50
PRFEE	1.00
WDEED	16.00
TOTAL	997.50
CHECK	997.50

12/15/95 01 15:10 0001 8816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132527
IDENTIFICATION REFERENCE

95 DEC 15 PM 3:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 987261