STATE OF TENNESSEE
COUNTY OF Davidson
6052-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 19th DAY OF January, 19 96.

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

BOOK 9932 PG 153

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Baird	CTX Mortgage Company	103-3-197
(NAME)	(NAME)	
5007 Wyoming Avenue	P. O. Box 19000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37209	Dallas, TX 75219-9000	
(CITY) (STATE) (P.O. ZIP)	(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, The Estate of Clayton MyattHolland, Sr., Clayton Myatt Holland, Jr. and Linda Holland Hawkins as Heirs and Co-Executors hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David J. Baird, an unmarried man

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:

See exhibit A attached hereto and made a part hereof.

2809 01/31 0101 03CHECK 401.50

0145507
IDENTIF. # REFERENCE

96 JAN 31 AM 8:12
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 5007 Wyoming Avenue, Nashville, Tennessee 37209

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 his hand this 19th day of January, 19 96.

Clayton Myatt Holland co executor
The Estate of Clayton Myatt Holland, Sr.
Clayton Myatt Holland, JR., Co-Executor

Clayton Myatt Holland
Clayton Myatt Holland, Jr., Heir

Linda Holland Hawkins co executor
Linda Holland Hawkins, Co-Executor

Linda Holland Hawkins
Linda Holland Hawkins, Heir

6052-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named The Estate of Clayton MyattHolland, Sr.; Clayton Myatt Holland, Jr. and Linda Holland Hawkins as Heirs and Co-Executors the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 19th day of January, 19 96.

My commission expires 1/20/99

Mark A. Ellmore

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE

File No.: 6052-M

BOOK 9932PG155

ATTACHMENT

Land in the 5th, formerly the 25th Ward of the City of Nashville, said County and State described as follows:

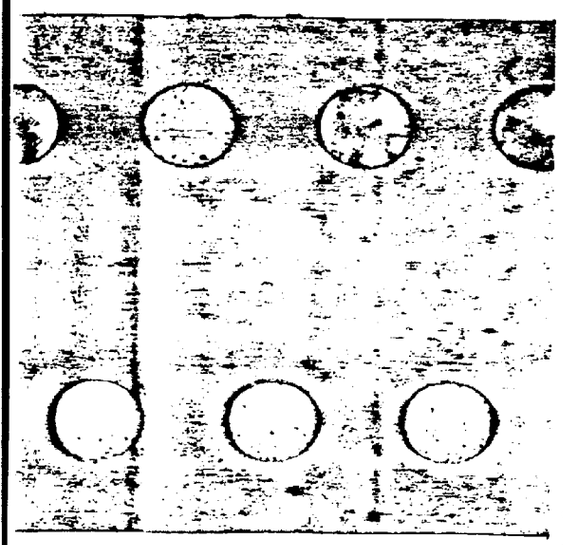
Beginning on the southerly margin of Wyoming, formerly 6th Avenue, 100 feet east of the easterly margin of 51st Avenue North; thence with the southerly margin of said Wyoming Avenue eastwardly 70 feet to the northwest corner of the property conveyed to J. D. Edwards and wife, by deed from Harlan W. Anthony and wife, of record in Book 1732, page 631, Register's Office for said County; thence with said Edwards' westerly line southwardly 150 feet to his southwest corner, and continuing in the same direction 102 feet, more or less, in all 252 feet, more or less, to the south boundary line of the property conveyed to Elizabeth Thompson by deed from J.J. Craddock and wife, of record in Book 581, page 454, said Register's Office; thence westwardly and parallel with the southerly margin of said Wyoming Avenue 70 feet; thence northwardly 252 feet, more or less, to the beginning.

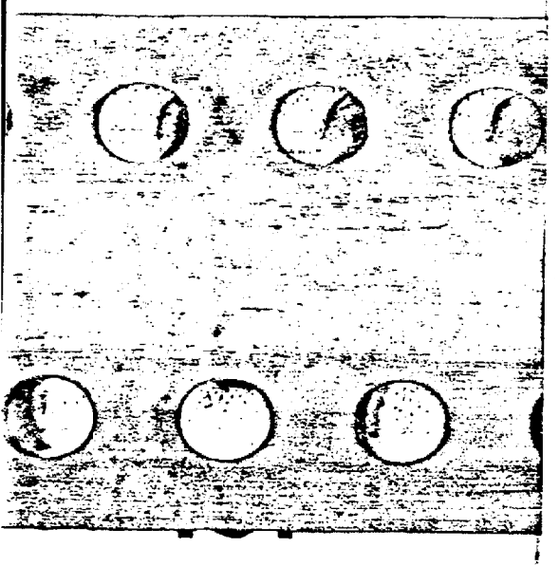
BEING the same property conveyed to C.M. Holland, Sr. and wife, Louise W. Holland by deed from Ruth P. Anthony, filed of record in Book 2745, page 150, Register's Office for Davidson County, Tennessee.

The said C.M. Holland, Sr. and wife, Lousie W. Holland having since deceased, property being conveyed to Clayton Myatt Holland, Jr. and Linda Holland Hawkins by Will of record in Will Book 201, page 87, Probate Court for Davidson County, Tennessee.

C.M. Holland Sr. and Clayton Myatt Holland, Sr. being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.





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

RECEIVED OF _____

FOR _____

BOOK 9932 PG 156

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 12.00
TOTAL 401.50
CHECK 401.50

01/31/96 01 08:13 0001 2809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145507
IDENTIF. ↑ REFERENCE

96 JAN 31 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001056