0222897

IDENTIF. # REFERENCE

PICK-UP

QUITCLAIM DEED

96 SEP -9 PM 3:35

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

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ.
TUKE YOPP & SWEENEY, SUITE 1100, NATIONSBANK PLAZA
414 UNION ST. NASHVILLE, TN 37219.

RONALD O. BAIRD and
wife CHERYL D. BAIRD
Grantors

TO

G. MICHAEL YOPP, Trustee
Grantee

and

G. MICHAEL YOPP, Trustee
Grantor

TO

RONALD O. BAIRD AND
CHERYL D. BAIRD
Grantees

BOOK 10184 PG 39

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 no monetary consideration, but for the purpose of converting the present ownership from a tenancy by the entireties to a tenancy in common, RONALD O. BAIRD AND WIFE CHERYL D. BAIRD do hereby quitclaim and convey to G. MICHAEL YOPP, as Trustee, all of their rights, title and interest in the below described real property (the "Property") heretofore held by RONALD O. BAIRD AND WIFE CHERYL D. BAIRD as tenants by the entirety, said real estate being located in Davidson County, Tennessee and more fully described as follows:

> 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00.

Ronald O. Baird
Affiant

Sworn to and subscribed before me, this the 30th day of August, 1996.

[illegible]
Notary Public

My Commission Expires: 7/25/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

96/09/09 0701 03CHECK

12.00

182500.1 8/30/96

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 RONALD O. BAIRD AND WIFE, CHERYL BAIRD, by deed of record in Book 9889, page 979, Register's Office for Davidson County, Tennessee, and using the same description contained therein.

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

AND FURTHER, in consideration of the intentions of the parties herein and for no monetary consideration, the said G. MICHAEL YOPP, as Trustee, does hereby quitclaim and convey to RONALD O. BAIRD AND CHERYL D. BAIRD, AS TENANTS IN COMMON, all of his rights, title and interest in the hereinabove described Property.

IN WITNESS WHEREOF, we have hereunto set our hands this 30th day of August, 1996.

RONALD O. BAIRD

CHERYL D. BAIRD

G. MICHAEL YOPP, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LEA KROLL, a Notary Public of said County and State, RONALD O. BAIRD, 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 30th day of August, 1996.

Notary Public

My Commission Expires: 7/25/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LEA KROLL, a Notary Public of said County and State, CHERYL D. BAIRD, the within named 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, at Office, this 30th day of August, 1996.

Notary Public

My Commission Expires: 7/25/98

182500.1 8/30/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lea Kroll, a Notary Public of said County and State, G. MICHAEL YOPP, TRUSTEE, 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 30th day of August, 1996.

Notary Public

My Commission Expires: 7/25/98

182500.1 8/30/96