| [ ADDRESS NEW OWNER: | [ SEND TAX BILLS TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [Dale Grimes Baird | [ North American ] | ] |
| [1012 Todd Preis Drive | [ Mortgage Company ] | Map 142-050C ] |
| [Nashville, TN 37221 | [ P.O. Box 808031 ] | Parcel 045.00 ] |
| [ | [ Petaluma, CA 94975-] | ] |
| [ | [ 8031 ] | ] |
| [This instrument prepared by: Robert J. Notestine III, Attorney ] | | |
| [104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 ] | | |
| [ | | ] |
| [ | | ] |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Stephen Ray Sadler, unmarried (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Dale Grimes Baird, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Four, Condominium Apartments, as of record in Book 4860, Pages 17, 18, and 19, Register's Office for said County, the part hereby described being:

Unit No. R-408 on said Plan together with the Carport designated No. R-408-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Four, Condominium.

Being the same property conveyed to Stephen R. Sadler by Executor's Deed from Stephen R. Sadler, Executor of the Estate of Cornelia T. Miller of record in Book 10014, Page 129, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1012 Todd Preis Drive, Nashville, Tennessee 37221.

[STATE OF TENNESSEE) ]
[COUNTY OF DAVIDSON) ]
[ ]
[The actual consideration or value, whichever is greater for ]
[this transfer is $122,500.00. ]
[ Dale Grimes Baird ]
[ Affiant ]
[Subscribed and sworn to before me this ]
[11th day of October, 1996. ]
[ ]
[ Notary Public ]
[ My Commission Expires 1-24-98 ]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of October, 1996.

STEPHEN RAY SADLER

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 **Stephen Ray Sadler,** the 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 and official seal at Nashville, Tennessee, this 11th day of October, 1996.

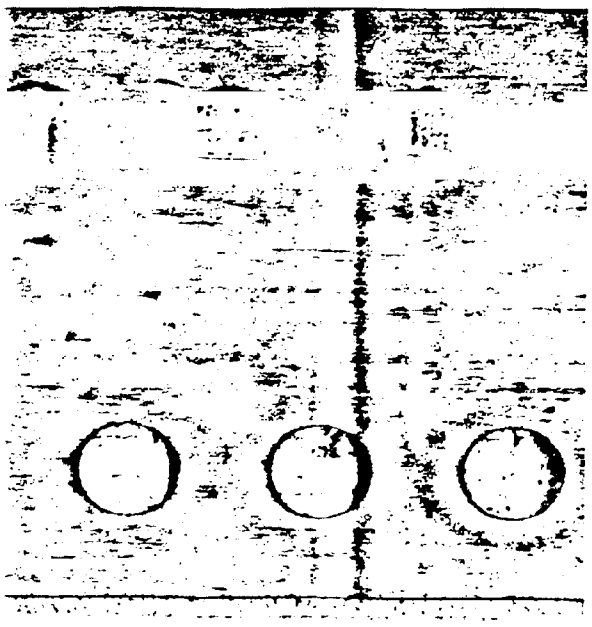
NOTARY PUBLIC

My Commission Expires: 1-24-98

0237098
IDENTIF. ↑ REFERENCE

96 OCT 17 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1057 10/17 0101 03CHECK 462.25



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

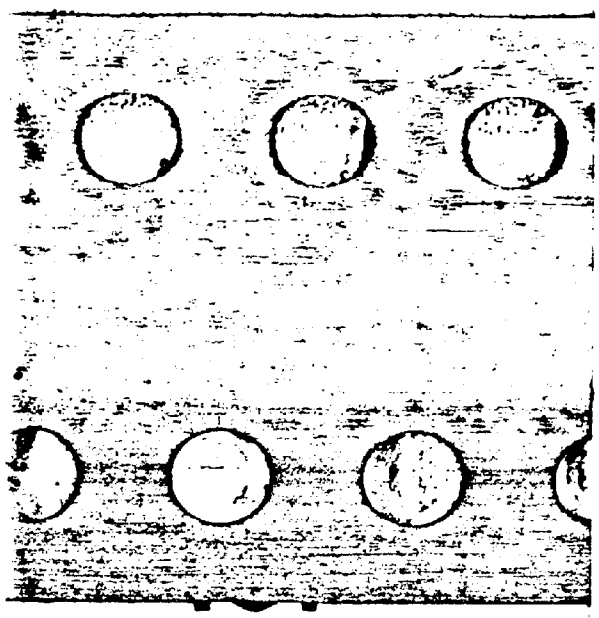
RECEIVED OF _____

FOR _____

BOOK 10228 PG 332

| | | |
|---|---|---|
| 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
122500.00
CON TX 453.25
PRFEE 1.00
WDEED 8.00
TOTAL 462.25
CHECK 462.25

10/17/96 01 13:30 0001 1057

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0237098
IDENTIF. ↑ REFERENCE

96 OCT 17 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078079

No. [redacted]