BOX 58-A

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of January 1997

Notary Public

My Commission Expires: 11/29/2000

BOOK 10337 PG 60

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RONALD O. BAIRD 2538 Blair Boulevard Nashville, Tennessee 37212	SAME 303 Bowling Avenue Nashville, TN 37202	MAP 104-11 PARCEL 302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND AND NO/100---------- ---------- ($ 79,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, CECILE MICHELE THOMPSON, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RONALD O. BAIRD AND WIFE, CHERYL D. BAIRD hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 132 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 132 fronts 50.0 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and runs back 154.2 feet on the easterly line and 153.15 feet on the westerly line to an alley, measuring 50.0 feet thereon.

BEING the same property conveyed to Cecile Michele Thompson, unmarried, by deed from Peter T. Fetters, unmarried, of record in Book 9325, page 941, Register's Office for Davidson County, Tennessee.

97 FEB -3 PM 12:37
ELLIA J. [illegible], REGISTER
DAVIDSON COUNTY, TN.

0269392
IDENTIFICATION REFERENCE

This is improved property known as 2538 Blair Boulevard, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Co.'s S/D of Edgar Jones Home Place of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand__on this the ~~31st~~ 29 day of __January____, 19 97_.

Cecile Michele Thompson
CECILE MICHELE THOMPSON

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CECILE MICHELE THOMPSON, UNMARRIED the 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 and official seal this __29__ day of __January___, 19 97__.

BERTRAND MOND
NOTARY PUBLIC, State of New York
No. 30-2746500
Qualified in Nassau County
Commission Expires July 31, 1997

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

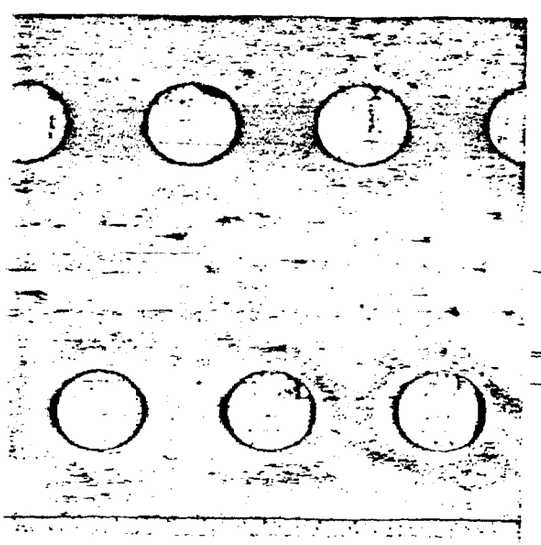
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

2384 02/03 0101 03CHECK 301.30

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



RECEIVED OF _____

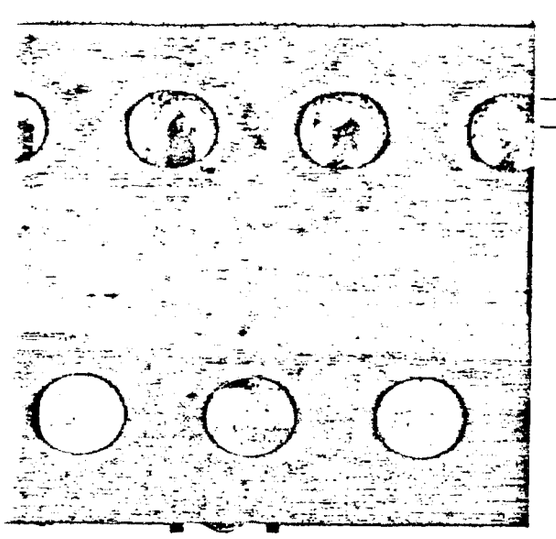
FOR _____

BOOK 10337 PG 62

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	~~79000.00~~
			CON TX	292.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	301.30
			CHECK	301.30

02/03/97 01 12:38 0001 2384



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269392
IDENTIF. & REFERENCE

97 FEB -3 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112905