Box 15
JR

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

BOOK 10379 PG 342

Address New Owner(s) as follows: **PATRICIA E. BAIRD, 312 Hickory Place, Nashville TN 37214**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Field Book No. **03DZ 86336**, Map and Parcel No. **96-11A-63.**

For and in consideration of the sum of **SEVENTY TWO THOUSAND ($72,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **GWEN HOLLAND, unmarried**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **PATRICIA E. BAIRD**, her heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Being Unit No. H-4, Phase IV, Hickory Place Condominiums, of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, page 182, and referred to as Exhibit "C" found at page 185. Unit H-4 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums, of record in Plat Book 6250, page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.
>
> Being the same property conveyed to **GWEN HOLLAND, unmarried**, by deed from **Brock E. Campbell and wife, Cindy A. Campbell**, as shown of record in Book **9771**, page **392**, Register's Office for **Davidson** County, Tennessee.
>
> This is improved property, known as **312 Hickory Place, Nashville, Davidson County, Tennessee 37214.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **PATRICIA E. BAIRD**, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown herein. We do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said

land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12th day of March 1997.

Gwen Holland
GWEN HOLLAND

STATE OF TENNESSEE

6526 03/13 0101 03CHECK 275.40

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GWEN HOLLAND**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March 1997.

John R. Reynolds Notary Public

My commission expires 28 May 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $72,000.00.

Patricia C. Baird Affiant

Subscribed and sworn to before me this 12th day of March 1997.

John R. Reynolds Notary Public

My commission expires 28 May 1997

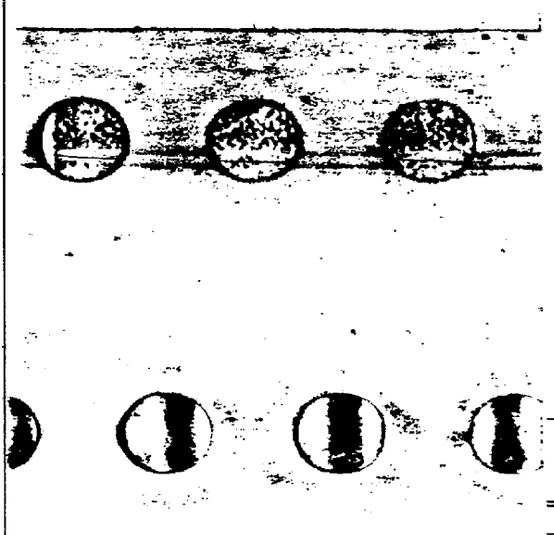
02824717
IDENTIF. & REFERENCE

97 MAR 13 PM 3:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10379 PG 344

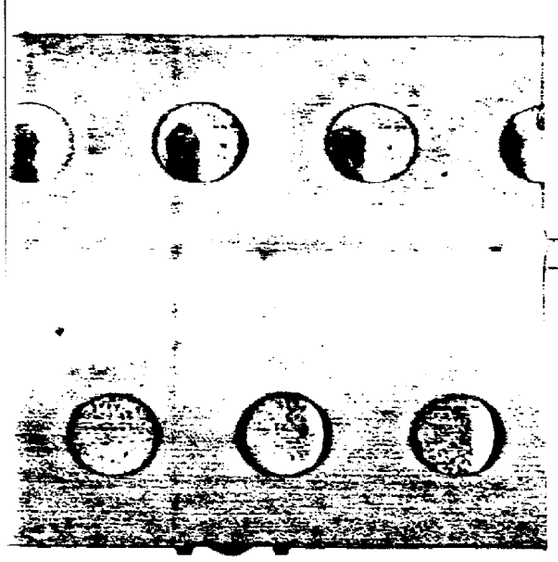
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

03/13/97 01 15:51 0001 6526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02824777
IDENTIF. ↑ REFERENCE

97 MAR 13 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126884