Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1696

BOOK 11100 PAGE 894

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ina Katherine Warren,** and **Jan C. Orleck**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald O. Baird, and wife, Cheryl D. Baird**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 43 on the Plan of Brookside, as of record in Plan Book 1424, Page 145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ina Katherine Warren and Jan C. Orleck by Quitclaim deed of record in Book 10986, page 579, RODC. Karl Stanley Davidson, Spouse of Ina Katherine Warren joins in the execution of this instrument to convey any marital interest he may have.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0484581
RECEIVED FOR REFERENCE
98 SEP -4 PM 12:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 5562 & 5564 Knob Road, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of Sept., 1998

Ina Katherine Warren by Attorney in Fact
Ina Katherine Warren

Jan C. Orleck

Karl Stanley Davidson
Karl Stanley Davidson

State of Tennessee)
County of Davidson)

On this the 1st day of Sept. 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Ina Katherine Warren and Jan C. Orleck, and Karl Stanley Davidson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

** Glenda Lingo as the Attorney In Fact for Ina Katherine Warren.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$89,500.00**.

Affiant

Sworn and subscribed before me on this the 1st day of Sept. 1998.

Notary Public

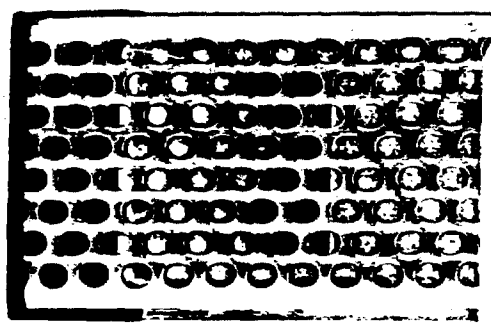
My Commission Expires: 9-29-2001

7251 09/04 01:01 03CHECK 342.15

NEW OWNER:
Ronald O. Baird
5562 & 5564 Knob Road
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
First Republic Mortgage
3212 West End Avenue, S-500
Nashville, TN 37203

TAX MAP-PARCEL #:
103-6-151



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

RECEIVED OF _____

FOR _____

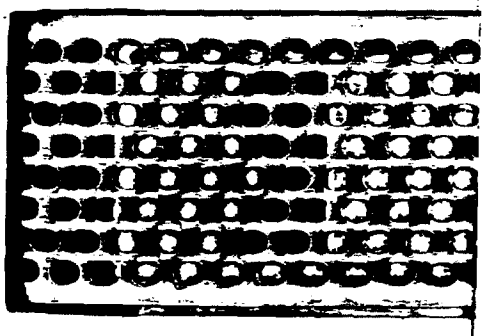
BOOK 11100 PAGE 896

CO - CONVEYANCE
CC - CERTIFIED COPY
MISC - MISCELLANEOUS
MO - MORTGAGE
REL - RELEASE
CD 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	89500.00
CON TX	331.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	342.15
CHECK	342.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7251



0484581
IDENTIF. ↑ REFERENCE

98 SEP -4 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342680