Box

PREPARED BY:
PHILLIP ROBINSON, ATTORNEY
213 Third Avenue, North
Nashville, TN 37201

98 SEP 18 AM 11:28
FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

... REFERENCE
0489329

FROM: JANET T. JONES-BAIRD

TO: GARY ROGER BAIRD
owner; 856 Tyne Boulevard
Nashville, Tennessee 37220

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Send Tax Statements To:

First American National Bank
P. O. Box 305184
Nashville, TN 37220

Map and Parcel No.

Map No.: 146-2
Parcel No.: 11

2370 09/18 0101 03CHECK 10.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain court order entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, in the cause of GARY ROGER BAIRD V. JANET MAXINE JONES, Docket Number 98D-1256, and pursuant to Tennessee Code Annotated, §36-4-121, I, **Janet ddT. Jones-Baird**, hereby transfer by these presents do remise, release and quitclaim unto, **Gary Roger Baird**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being part of the John Overton Property, as of record in Book 421, page 150, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 16, 1948, as follows:

Beginning on the northerly margin of Lealand Section of Tyne Boulevard at the southwest corner of the property conveyed to Susan Anderson Cheek by deed from John H. Cheek and wife, of record in Book 1157, page 657, said Register's Office; thence with said Cheek's westerly line northwardly 544.5 feet; thence north 89 degrees, 44 minutes west, 332.73 feet to the easterly margin of a 30 foot lane; thence with same South 02 degrees, 20 minutes, 40 seconds west, 544.86 feet to the northerly margin of said Tyne Boulevard; thence with the same South 89 degrees, 44 minutes, 35 seconds east, 355.02 feet to the beginning.

Being the same property conveyed to Gary Roger Baird and wife, Janet T. Jones-Baird, by deed from Christy W. Ivey, Trustee, as of record in Book 9642, page 561, Register's Office for Davidson County, Tennessee.

This is improved property known as: 856 Tyne Boulevard, Nashville, Tennessee 37220.

WITNESS my hand this, the 11th day of August, 1998.

Janet T. Jones-Baird

JANET T. JONES-BAIRD

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, LaRhonda H. Maxey, a Notary Public in and for the above County and State, the within named **Janet T. Jones-Baird**, the bargainor, with whom I am personally acquainted (or who 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 seal, at the office, this the 11th day of August, 1998.

LaRhonda H. Maxey

NOTARY PUBLIC

My Commission Expires: 2/28/2001

Transfer tax on this transfer is exempt under the provisions of Section 67-4-409(a)(3)(E) of the Tennessee Code Annotated.

Cheryl L. Bond

AFFIANT

Sworn to and subscribed before me on this the 11th day of August, 1998.

NOTARY PUBLIC

My Commission Expires: 3/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999