File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 11165 PAGE 672

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15955

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID CRAIG BAIRD (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 131-2-0A
2116 Hobbs Road, Unit I-1 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305110/7th Floor (STREET ADDRESS)	PARCEL 40
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP)	FB# 07DA 79153

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, REDA D. LANE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID CRAIG BAIRD, unmarried and JAMES DAVID BAIRD, unmarried and SUSIE M. BAIRD, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit I-1 on the Plan of Hobbs House Condominium Apartments of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed and By-Laws of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893 and Book 7824, page 974, said Register's Office.

Being the same property conveyed to Reda D. Lane, unmarried by deed from Edith W. Walker of record in Book 10057, page 372, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299 ; (2) Charter of record in Book 5296, page 689; and (3) All matters appearing on the Plan of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, said Register's Office.

0502607
IDENTIF. & REFERENCE

98 OCT 22 AM 9:51
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XXproperty, known as 2116 Hobbs Road, Unit I-1, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of October, 19 98

REDA D. LANE

BOOK 11165 PAGE 673

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REDA D. LANE

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of October 19 98

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 19 98

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM REDA D. LANE

TO DAVID CRAIG BAIRD

6456 10/22 0101 03CHECK 247.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11165 PAGE 674

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 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 247.80
CHECK 247.80
10/22/98 01 09:54 0001 6456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502607
IDENTIF. # REFERENCE

98 OCT 22 AM 9:52

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1361659