0524731

IDENTIF. & REFERENCE

56

98 DEC 14 AM 10:24

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

BOOK 11250 PAGE 680

DAVIDSON COUNTY, TENNESSEE
State Tax on Transfers and Mortgages
(Item S. General Revenue Act)
Transfer Tax: $_____
Mortgage Tax: $_____
Clerk's Fee: $_____
Total Paid: $_____

Receipt No: _____
Received By: _____
Date: _____

Real Tax Responsibility:
Michael E. Baird
1604 Robards Way
Hermitage, TN 37076

Tax Information:
Map No: 88
Group No: 7
Parcel No: 185

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, is $ 0 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of November, ~~1996~~ 1998

My Term Expires: _____

Kathryn Ann Cada

KATHRYN ANN CADA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

This Instrument Prepared By:
Floyd Don Davis, Attorney at Law
201 First Avenue, N.W., Winchester, Tennessee 37398

FOR AND IN CONSIDERATION of the sum of **ONE ($1.00) DOLLAR**, cash in hand paid, and other good and valuable considerations receipt of which is hereby acknowledged, **TERESA B. BAIRD n/k/a TERESA BAIRD-SERENA,** hereinafter referred to as **"GRANTOR"** has bargained and sold and by these presents does hereby convey and quitclaim unto **MICHAEL E. BAIRD**, hereinafter referred to as **"GRANTOR"**, his heirs and assigns, all her right, title and interest in and to a certain tract or parcel of land lying and situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 253 on the Plan of P.U.D. Plan, Jackson's Retreat, Phase 5-B, of record in Book 6250, page 905, Register's Office for Davidson County,Tennessee.

SAID Lot No. 253 fronts 43.28 feet on the westerly margin of Robards Way and extends back 274.35 feet on the northerly line and 115.00 feet on the southeasterly line to a diagonal line in the rear measuring 234.23 feet thereon.

This conveyance is subject to any and all existing restrictions and easements of record.

Floyd Don Davis
Attorney At Law
Winchester, TN

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 7221, Page 786, said Register's Office, payable according to the terms and conditions therein.

Being the same property conveyed unto Michael E. Baird and his wife, Teresa B. Baird by deed dated July 19, 1988 and recorded July 28, 1988 in Deed Book 7611 page 950, Register's Office of Davidson County, Tennessee. Note that Teresa B. Baird is now known as Teresa Baird-Serena.

THIS LEGAL DESCRIPTION WAS TAKEN FROM A PRIOR DEED.

FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS AS A PROPERTY OWNER.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION.

Grantor and Grantee as used in this document shall represent either gender or both genders and shall represent the interest of one or more as their interest appear.

TO HAVE AND TO HOLD any interest the Grantor did have in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns, forever.

WITNESS MY HAND this 11 day of November, 1998.

Teresa Baird-Serena
TERESA B. BAIRD
n/k/a TERESA BAIRD-SERENA

STATE OF Alabama }

COUNTY OF Madison }

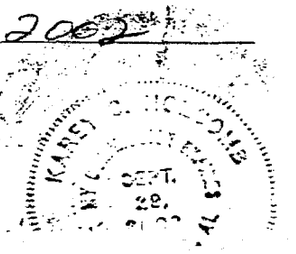
PERSONALLY APPEARED before me, the undersigned, a Notary Public, in and for the above State and County, the within named grantor or bargainor, Teresa B. Baird n/k/a Teresa Baird-Serena, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 11 day of November, 1998.

Karen C Holcomb
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 29, 2002

13.50 0101 03CHECK



Floyd Don Davis
Attorney At Law
Winchester, TN