This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00291178

Record & Return To:
Chicago Title Insurance Co.
Box 35

Please Do Not Publish

WARRANTY DEED

BOOK 11511 PG. 748

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Ronald O. Baird Cheryl D. Baird	(NAME) First Union	Field Book No. 07DA-93088
(STREET ADDRESS OR ROUTE NUMBER) 318 Whitworth Way	(STREET ADDRESS) 1100 Corporate Center Drive	Map 104-14-H
(CITY) (STATE) (ZIP) Nashville, TN 37205	(CITY) (STATE) (ZIP) Raleigh, NC 27607-5066	Parcel 29

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, John R. Casper and spouse, Deborah S. Casper, *have this day bargained and sold, and do hereby transfer and convey unto the said* Cheryl D. Baird, Married *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Whitworth, Phase 3, Section 1, of record in Book 7900, pages 866-868, as amended in Book 9582, page 834, and Book 10270, page 34, said Register's Office.

Said Lot No. 23 fronts 60.00 feet on the southerly margin of Whitworth Way (private) and extends back 110.00 feet on the westerly line and 110.00 feet on the easterly line to a dead line in the rear, measuring 78.24 feet thereon.

Being the same property conveyed to John R. Casper and spouse, Deborah S. Casper, by deed from Rochford Realty & Construction Co., Inc., a corporation, of record in Book 10862, page 633, Register's Office of Davidson County, Tennessee.

LINDA V. JONES NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson
Subscribed and sworn to before me this the 3rd *day of* June *19* 99

My commission expires: [illegible]

The actual consideration or value whichever is greater, for this transfer is $539,900.00

Cheryl D. Baird *Affiant*

Notary Public

My Commission Expires SEPT 6 2001

This is unimproved ( ) improved (x) property, known as 318 (House Number) Whitworth Way (Street) Nashville, TN (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 30th *day of* March, *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John R. Casper

Deborah S. Casper

John R. Casper

Deborah S. Casper

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11511 PG. 749

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Amy Schragg, a Notary Public in and for said County and State, the within named bargainor John R. Casper and spouse, Deborah S. Casper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 318 Whitworth Way, Nashville this 30th day of March, 1999.

Amy Schragg
Notary Public

My Commission Expires: December 1, 2002

STATE OF Tennessee
COUNTY OF Sumner

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and official seal, at office in _____, this ___ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

Encumbrances:

1) Taxes for 1999: A lien, but not yet due and payable.

2) Subject to all matters shown on the Plan of record in Book 7900, pages 866-868, as amended in Book 9582, page 834, and as amended in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 294, Book 9567, page 294, Book 9567, page 301 and Book 9738, page 770, as amended in Book 10503, page 139, Register's Office for Davidson County, Tennessee.

4) Easement for public utility and purposes of undesignated width along the rear line of said lot.

5) Deck violates setback and sewer easement and drive encroaches over 15 foot public utility and drainage.

6) Stormwater Detention Agreement of record in Book 10633, page 334, in said Register's Office.

7) Subject to rights of others in and to the common areas/elements.

0595681
IDENTIFICATION REFERENCE
99 JUN -4 AM 9:37
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.
5288 06/04 0101 02CHECK 2008.93

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11511 PG. 750

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0595681

IDENTIFICATION REFERENCE

99 JUN -4 AM 9:37

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	539900.00
CON TX	1997.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2008.63
CHECK	2008.63

06/04/99 01 09:41 0001 5288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469795