RECORD AND RETURN TO:
FILE BOX 7
Saturn & Mazer
SP37797

BOOK 11522 PG 244

THIS INSTRUMENT PREPARED BY:

GERALD G. PATTERSON, ATTORNEY
P. O. Box 40347
Nashville, Tennessee 37204
(615) 383-0711

FTEC File No. 16397
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $733,750.00

Affiant

Subscribed and sworn to before me this 2nd day of June 1999

Notary Public

My Commission Expires 9/28/2002

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DINA M. BIESMAN	FIRST AMERICAN NATIONAL BANK	MAP 104-13
303 Bowling Avenue	124 Luyben Hills Road, S-101	PARCEL 102
Nashville, Tennessee 37205	Kingston Springs, TN 37082	FB# 26W08280

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHERYL D. BAIRD, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DINA M. BIESMAN, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 303 Bowling Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 1999.

Cheryl D. Baird
CHERYL D. BAIRD

Ronald O. Baird by Cheryl D. Baird Atty in fact
RONALD O. BAIRD
BY CHERYL D. BARID AS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHERYL D. BAIRD, 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 2nd day of June, 1999.

My Commission Expires: 9/28/2002

Notary Public

WARDEED

BOOK 11522 PG. 245
99 JUN 10 PM 12:46
DAVIDSON COUNTY TN
REGISTER'S OFFICE
05982205
RECEIPT REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Cheryl D. Baird, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Ronald O. Baird and is authorized by the said Ronald O. Baird to execute this instrument on his behalf.

7959 06/30 0101 03CHECK 2725.87

Witness my hand, at Office, this 2nd day of June, 1999.

Notary Public

ALAN L. SAKURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

My Commission Expires:

9/28/2002

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 2 and the northerly 70 feet of Lot No. 3 of Block "K" on the Plat of the Whitland Realty Company Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 2 and 3 front together 100 feet on the westerly side of Bowling Avenue and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Ronald O. Baird and wife, Cheryl D. Baird by deed from Adex Corporation, a Tennessee corporation of record in Book 9079, page 925, said Register's Office. Ronald O. Baird conveyed his interest in the property to Cheryl D. Baird by quitclaim deed of record in Book 10184, page 37, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 141, said Register's Office.

Ronald O. Baird, spouse of Cheryl D. Baird, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Cheryl D. Baird.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0598205

INDEXING REFERENCE

99 JUN 10 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				733750.00
			CON TX	2714.87
			PRFEE	1.00
			WREED	8.00
			CFEE	2.00
			TOTAL	2725.87
			CHECK	2725.87
06/10/99	01	12:49	0001	7959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472418