Instr:200001280009186 Page: 1 OF 2
REC'D FOR REC 01/28/2000 10:08:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

mail

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
M/M Richard N. Baird 3019 Nolensville Road Nashville, Tennessee 37211	Owner	119-13-171

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,000.00.

Richard N. Baird
Affiant

Subscribed and sworn to before me this 27th day of January, 2000.

T. Janeene Kavin
Notary Public

My Commission Expires: Dec 18, 2000

****

FOR AND IN CONSIDERATION of One Hundred Thousand Dollars ($100,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BSN, LLC (f/k/a Blue Skies of Nashville, LLC d/b/a Blue Skies Real Estate)** ("Grantor") by these presents does hereby transfer, sell and convey to **RICHARD N. BAIRD AND WIFE, SACONDA G. BAIRD** ("Grantees"), their heirs and assigns, all its interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the map of College Heights, as of record in Book 332, page 19, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Blue Skies of Nashville, LLC d/b/a Blue Skies Real Estate, by Warranty Deed from Cecil R. Jones and wife, Louise Jones, dated February 24, 1999 of record in Book 11363, page 827, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions of record and all matters shown on the plat of record and real property taxes for 2000.

This is improved property known as 3021 Nolensville Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with the Grantees that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this document has been executed on this the 27th day of January, 2000.

GRANTOR:

BSN, LLC (f/k/a Blue Skies of Nashville, LLC d/b/a Blue Skies Real Estate

BY _____
ROBERT E. JONES
ITS: MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. JONES, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Manager of BSN, LLC, (f/k/a Blue Skies of Nashville LLC d/b/a Blue Skies Real Estate, the within named bargainor, a limited liability company, and acknowledged that he as said Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this 27th day of January, 2000.

_____
Notary Public

My Commission Expires: Dec. 18, 2000

