Instr:200002090013342 Page: 1 OF 3
REC'D FOR REC 02/09/2000 12:50:16PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $592.00

THIS INSTRUMENT PREPARED BY: Mudter & Patterson, Attys at Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16952	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $160,000.00 David K. Baird Affiant Subscribed and sworn to before me, this 28th day of January, 2000. Notary Public My Commission Expires: 11-29-03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DAVID K. BAIRD	CAPITAL BANK & TRUST COMPANY	MAP 131-3-D
4244 Lone Oak Road	1820 West End Avenue	PARCEL 17.00CO
Nashville, Tennessee 37215	Nashville, Tennessee 37203	FB# 16DA40154

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, VICTORIA GUYOT, UNMARRIED and ISAAC DONALD EVERLY, UNMARRIED as joint tenants with the right of survivorship, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID K. BAIRD, UNMARRIED, ("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 4244 Lone Oak Road Nashville, Tennessee 37215.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2000.

Victoria Guyot
VICTORIA GUYOT

ISAAC DONALD EVERLY

By: Isaac Donald Everly
CAROLYN MORGAN, ATTORNEY-IN-FACT
By Carolyn Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA GUYOT, 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 28th day of January, 2000.

My Commission Expires: 11/29/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN MORGAN, 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 ISAAC DONALD EVERLY, and is authorized by the said ISAAC DONALD EVERLY, to execute this instrument on behalf.

Witness my hand, at office, this 28th day of January, 2000.

My Commission Expires: 9/23/2000

Notary Public

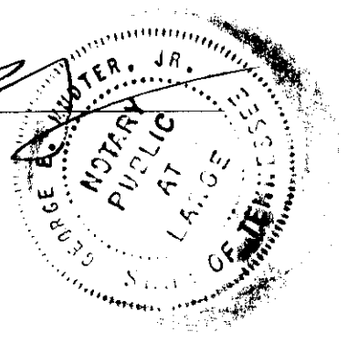


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Lone Oak Park Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6108, page 332, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 9 on the Plan of Lone Oak Park of record in Plat Book 5800, page 211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victoria Guyot and Isaac Donald Everly, both unmarried as joint tenants with the right of survivorship, by deed from The Corporeal Group, a Tennessee partnership, of record in Book 10208, page 53, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1129, page 321, Book 1166, page 81, and Book 6108, page 332; and (3) All matters appearing on the Plan of record in Plat Book 5800, page 211, said Register's Office.