Instr:200006200061300 Page: 1 OF 2
REC'D FOR REC 06/20/2000 11:13:20AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $621.60

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 9/1/2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEOFFREY S. BURKS	OWNER	MAP 115-02
(NAME)	(NAME)	
973 Davidson Drive		PARCEL 019
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		FB #08DZ-68960
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HARRY G. BAIRD, JR., AND WIFE, JANE M. BAIRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEOFFREY S. BURKS AND WIFE, ~~CRISTINE~~ COURTLAND MATHER Christine

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Plot 3 on a survey of the H.L. Crowder Property, not of record, described according to a survey made by Z. J. Wilkinson, Suurveyor, dated May 29, 1959, as follows:

BEGINNING on the westerly margin of Davidson Drive at a point 200.8 feet North of the northeast corner of Lot No. 8 on the Plan of Glennwood, as of record in Book 2854, Page 17, Register's Office for said County, being the corner of Plots 2 and 3; thence, at right angles, with the line between said two Plots westwardly 135 feet to the center of a creek; thence, with the center of same northwardly 100 feet to the corner of Plots 3 and 4; thence, with the line between said two Plots eastwardly 135 feet to the westerly margin of said Davidson Drive; thence, with same South 1 degree 15 minutes West 100 feet to the BEGINNING.

BEING the same property conveyed to Harry G. Baird, Jr., and Jane M. Giuli, by Deed from Arvind Goverdhan and wife, Beate Katharina Goverdhan, of record in Book 8455, Page 784, Register's Office for Davidson County, Tennessee. The property was further conveyed to Harry G. Baird, Jr., and wife, Jane M. Baird, by Quitclaim Deed of record in Book 8536, Page 413, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 973 Davidson Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s this 15th day of June, 2000

Harry G. Baird Jr.
HARRY G. BAIRD, JR.

Jane M Baird
JANE M. BAIRD

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRY G. BAIRD, JR., AND WIFE, JANE M. BAIRD

the bargainor s, 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 _____, Tennessee, this 15th day of June, 2000.

Commission expires 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public