PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41974
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/18/00 13:43 2pgs
Fees:11.00 Taxes:314.50
20001018-0103361

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Daugherty 2116 Hobbs Road, Unit M4 Nashville, TN 37215	New South Federal SavingsBank 210 Automation Way Birmingham, AL 35210

TAX MAP-PARCEL NUMBERS: 131-2-A-91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 85000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather Cushman, now known as Heather Cushman Baird, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Daugherty,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit M-4 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74 and amended in Book 5200, page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Heather Cushman, unmarried by deed from Rosa Lee St. Charles, married, of record in Book 11752, page 86, Register's Office for Davidson County, Tennessee.

Stephen C. Baird, spouse of Heather Cushman Baird, joins in the execution of this conveyance for the purpose of transferring and to realease any and all martial rights in the described property.

Description Reference: Described from information contained in recorded condominium documents.

The Grantee herein expressly assumes and agrees to pay the mortgage oan secured by a Deed of Trust of record in Book 11752, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, Page 74, and amended in Book 5200, page 54, said Register's Office, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5289, page 515, Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

This is improved property, known as: 2116 Hobbs Road, Unit M4, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2000.

Heather Cushman Baird

Heather Cushman Baird

State of Tennessee
County of Davidson

On this 17th day of October, 2000, before me the undersigned authority, personally appeared **Heather Cushman Baird** and Stephen C. Baird, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DEBORAH GAIL JOHNSON Notary Public, Davidson Co., TN My Comm. Expires Mar. 24, 2001

Deborah Gail Johnson
Notary Public

DEBORAH GAIL JOHNSON Notary Public, Davidson Co., TN My Comm. Expires Mar. 24, 2001

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 85000.00

Susan Daugherty
Affiant

Sworn and subscribed before me on the 17th day of October, 2000.

My Commission Expires: DEBORAH GAIL JOHNSON Notary Public, Davidson Co., TN My Comm. Expires Mar. 24, 2001

Deborah Gail Johnson
Notary Public

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.