Box 44
MS

Davidson County DEEDWARR
Recvd: 02/09/01 15:29 3pgs
Fees:15.00 Taxes:740.00
20010209-0013093

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC
3305 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Monice M. Hostettler c/o Hostettler, Neuhoff & Davis, LLC 700 Craighead Street, Suite 305 Nashville, Tennessee 37204	New Owner	116-12-0-113

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by MONICE M. HOSTETTLER, hereinafter referred to as "Grantee," JOHN M. BAIRD and wife, LOUISE M. BAIRD and LOUISE ARMISTEAD MARTIN, hereinafter referred to as "Grantors," have this day bargained and sold and do hereby transfer and convey unto the said Grantee, her heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Resubdivision of the Armistead and Martin Lots, said plan being of record in Book 5190, page 71, Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 260.00 feet on the northerly side of Abbott-Martin Road and extends back between parallel lines at 365.60 feet (including a five foot right of way dedication shown on said plan) to a deadline, measuring 260.00 feet thereon.
>
> Being the same property conveyed to Grantors by warranty deeds of record in Book 6283, page 735, and Book 9439, page 298, Register's Office for Davidson County, Tennessee.

This is unimproved property in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered except for (i) county taxes for the current year; (ii) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, page 70, Register's Office for Davidson County, Tennessee; and (iii) matters shown on the plat of record in Book 5190, page 71, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Joseph O. Martin, Jr., spouse of Louise Armistead Martin, joins in the execution and delivery of this instrument solely for

the purpose of quitclaiming and conveying to Grantee, and does hereby quitclaim and convey to Grantee, whatever interest he may have in the above described real estate by virtue of his marriage to Louise Armistead Martin, and does not otherwise participate in the making of covenants or warranties hereunder.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed to be effective as of the 9 day of February, 2001.

Louise Armistead Martin
Louise Armistead Martin

John M. Baird
John M. Baird

Joseph O. Martin, Jr.
Joseph O. Martin, Jr.

Louise M. Baird
Louise M. Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the State and County aforesaid, Louise Armistead Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of February, 2001.

JENNIFER R. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jennifer R. Frey
Notary Public

My Commission Expires:

10-25-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia C. Hunt, a Notary Public for the State and County aforesaid, Joseph O. Martin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2001.

JULIA C. HUNT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Julia C. Hunt
Notary Public

My Commission Expires:

My Commission Expires MAY. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the State and County aforesaid, John M. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2001.

JENNIFER R. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jennifer R. Frey
Notary Public

My Commission Expires:

10-25-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the State and County aforesaid, Louise M. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of February, 2001.

JENNIFER R. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jennifer R. Frey
Notary Public

My Commission Expires:

10-25-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Monroe M. Goodlett
Affiant

SUBSCRIBED AND SWORN to before me, this 9 day of February, 2001.

WESLEY O. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3/29/03
My Commission Expires

Wesley O. Turner
Notary Public