Realty
48A

Davidson County DEEDWARR
Recvd: 06/06/01 16:25 3pgs
Fees:15.00 Taxes:1335.33

20010606-0059522

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $360,900.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2001. Notary Public My Commission Expires: 5/30/2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

Address New Owner As Follows: Lindsley R. Baird and husband, Thomas H. Baird, Jr. 1501 Clairmont Place Nashville, TN 37215	Send Tax Bills To: 1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	Map-Parcel Number: 117-12-128 16DA 3730

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. RANDALL TOWERS AND WIFE, LISA B. TOWERS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LINDSLEY R. BAIRD AND HUSBAND, THOMAS H. BAIRD, JR.**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, Block "B" on the Plan of Galecrest No. 2, part of Noel's Lands, of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 75.0 feet on the southerly margin of Clairmont Place and extends back 117.9 feet on the easterly line and 177.0 feet on the westerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to H. Randall Towers and wife, Lisa B. Towers by deed from Nancy Hilliard and husband, John W. Turk, of record in Book 9431, page 986, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 30, Register's Office for said County.

This is improved property known as 1501 Clairmont Place, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of May, 2001.

H. Randall Towers

Lisa B. Towers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **H. RANDALL TOWERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2001.

Notary Public

My Commission Expires: 10/25/2003

160168.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA B. TOWERS**, the within named bargainor, 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 31st day of May, 2001.

Notary Public

My Commission Expires: 10/25/2003