03

Realty Title 48-A

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1305 16th Avenue South, 1st Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Donita Baird **274 Lake Chateau Drive** **Hermitage, TN 37076**	**1st Trust Bank For Savings** **P.O. Box 17257** **Memphis, TN 38187-0257**	**097-08-0-A 106.00 CO**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $111,900.00.

Affiant

Subscribed to and sworn before me this 14th day of September 2001.

Notary Public

My Commission Expires: 3/14/2005

FOR AND IN CONSIDERATION of the sum of One Hundred Eleven Thousand Nine Hundred Dollars ($111,900.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AIMEE K. WARD, a single person (referred to herein as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DONITA BAIRD (referred to herein as the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Unit Number T-4 on the Plan of Lake Chateau Condominiums, Section I, of record in Book 6250, pages 607-610, as corrected and amended in Book 7025, page 380 and Book 7367, page 272, in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Aimee K. Ward by deed from NP Builders, a Tennessee partnership, of record in Book 11266, page 530, said Register's Office.

This is improved real property known as 274 Lake Chateau Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind my self, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Davidson County DEEDWARR
Recvd: 09/19/01 15:01 2pgs
Fees:13.00 Taxes:414.03
20010919-0101589

Witness my hand this 14th day of September, 2001.

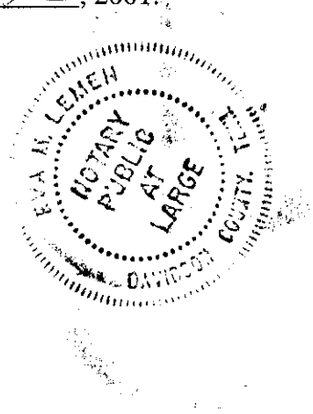
AIMEE K. WARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AIMEE K. WARD** the within named bargainor, 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 and official seal at Office this 14th day of September, 2001.

Notary Public



My Commission Expires: January 31, 2004