Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/27/02 08:29 2pgs
Fees:13.00 Taxes:788.10

20020627-0077161

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2002.

(Affix Seal)

Notary Public

My Commission Expires: July 16 2002

NOTARY PUBLIC AT LARGE — AARON FORTNER — MONTGOMERY COUNTY, TN

WARRANTY DEED

Preparer's File #-02E0401

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Heather Cushman Baird	America's Wholesale Lender	83-14-0
1615 Fatherland Street	750 Old Hickory Blvd., # 180	120.00
Nashville, Tennessee 37206	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HEATHER CUSHMAN BAIRD and husband, STEPHEN C. BAIRD, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in 23rd Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 65 on the Plan of the Chadwell Tract, as of record in Plan Book 2, page 24, Chancery Court at Nashville.

Said Lot No. 65 fronts 50 feet on the northerly side of Fatherland Street, formerly Van Sinderin Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Thomas C. Woodard and wife, Annie Woodared by deed from Eldridge Sexton and wife, Edith Jones Sexton, of record in Book 3158, page 219, dated 11-3-60, Register's Office for Davidson County, Tennessee. The said Thomas C. Woodard having predeceased Annie Woodard. The said Annie Woodard having since died. The Last Will and Testament of Martha Ann Woodard, of record in as Instrument No. 3517-648161, Seventh Circuit Court, Probate Division for said County, devised the subject property to Sheryl Faye Sutton and Geneva Bell Holland. Being the same property conveyed to Van E. Christian, II and wife, Stephanie Christian by Deed from Sheryl Faye Sutton and Geneva Bell Holland of record in Instrument No. 200204290052219, dated 4-16-02,said Register's Office.

Being the same property conveyed to Heather Cushman Baird, married by Deed from Stephanie Christian and husband, Van E. Christian, II of record in Instrument No. ////////////////////, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1615 Fatherland Street, ,**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **14th** day of **June, 2002**:

Stephanie Christian

Van E. Christian, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument

for the purposes therein contained. Witness my hand and official seal at
Brentwood, TN, this 14th day of June, 2002.

Notary Public

My Commission Expires: July 16 2002

