THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2002

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 08/01/02 14:50 2pgs
Fees:13.00 Taxes:181.30
20020801-0092504

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT J. CRABBE 803 S. 14th Street Nashville, Tennessee 37206	SAME	MAP 94-1 PARCEL 329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY NINE THOUSAND AND NO/100---------- ---------- ($ 49,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARTHA N. BAIRD, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROBERT J. CRABBE hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 65 on the Plan of Shelby Heights, Section 1, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 66.09 feet on the easterly side of South 14th Street and extends back 152.0 feet on the northerly line and 160.5 feet on the southerly line to a dead line, measuring 37.87 feet thereon.

BEING the same property conveyed to Martha N. Davenport by Quitclaim Deed from Leon Sharber, Trustee, of record in Book 7235, page 187, Register's Office for Davidson County, Tennessee.

KENNETH L. BAIRD, spouse of Martha N. Baird, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 803 S. 14th Street, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Shelby Heights, Section 1 of record in Book 2330 , page 171 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 29th day of July, 2002.

Martha N. Baird
MARTHA N. BAIRD

Kenneth L. Baird
KENNETH L. BAIRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha N. Baird and Kenneth L. Baird, the bargainor_s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2002.

My Commission Expires: 10/12/05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public