RECORD & RETURN TO:
First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
File Box 9B
#20151

Davidson County DEEDWARR
Recvd: 03/10/03 08:22 2pgs
Fees:13.00 Taxes:1328.30
20030310-0030721

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF February, 2003.

NOTARY PUBLIC

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20151

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert H. Laird, Jr. Christine J. Laird 2713 Woodlawn Drive Nashville, TN 37212	Regions Mortgage 605 S. Perry Street Montgomery, AL 36104	104.15-411.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael G. Lindseth and Amanda R. Lindseth*, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Robert H. Laird, Jr. and Christine J. Laird**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*married **married

Land in Davidson County, Tennessee, being Lot No. 8 and the westerly 6 ¼ feet of Lot No. 7 on the Plan of Subdivision of Lots No. 12, 13, 14, and 15 of Belair, as of record in Plat Book 547, page 96, Register's Office for said County, described as follows:

Said Lot No. 8 and the westerly 6 ¼ feet of Lot No. 7 front 62 ½ feet on the southerly side of Belair Avenue, now known as Woodlawn Avenue, and runs back between parallel lines along the easterly margin of 28th Avenue, 200 feet to a dead line.

Being the same property conveyed to Michael G. Lindseth, Jr. and wife, Amanda R. Lindseth, by deed from Michael G. Lindseth and wife, Florence R. Lindseth, appearing as Instrument No. 200002080012865, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters appearing on the Plan of Record in Plat Book 547, page 96, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2713 Woodlawn Drive, Nashville, TN 37212.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 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 our hands this 28TH day of FEBRUARY, 2003.

Michael G. Lindseth

Amanda R. Lindseth

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Michael G. Lindseth and Amanda R. Lindseth to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 28TH day of FEBRUARY, 2003.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006