Name & Address New Owner	Send Tax Bills To	Map/Group/Parcel
Richard N. Baird		119-13-172
3019 Nolensville Rd.	SAME	
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND ($170,000.00) Dollars

I, PAUL A. CLAWSER, have bargained and sold, and by these presents do transfer and convey unto the said RICHARD N. BAIRD and wife, SACONDA G. BAIRD, the GRANTEES herein, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

(see Attachment A)

Being the same property conveyed to Paul A. Clawser by Warranty Deed dated 11/19/1997 from William L. Rieder, Sr. of record in Book 10693, Page 557 Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED/IMPROVED PROPERTY KNOWN AS 3023 Nolensville Road, Nashville, Tennessee

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. Portion of said Property are leased to Commercial tenants as set forth in Attached Attachment P.A.C. B.A.C.

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

Witness our hands this 11th day of APR, 2003.

Paul A. Clawser

Davidson County DEEDWARR
Recvd: 04/23/03 17:23 4pgs
Fees:23.00 Taxes:629.00

20030423-0054628

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, R. FRANCENE KAVIN a Notary Public in and for said County and State, the within named PAUL A. CLAWSER the bargainor(s) _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, TN. this 11th day of APRIL, 2003.

My commission expires
12-15-2004

Notary Public R. Francene Kavin

State of Tennessee
County of WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $170,000.00. This is equal to or greater that the property would bring at a full and voluntary sale.

Richard N. Baird

Sworn to and subscribed before me
this the 11th day of April, 2003.

My commission expires
12-15-2004

Notary Public R. Francene Kavin

Prepared By:
JOHN H.LOWE & ASSOC.
405 A Two Mile Pike
Goodlettsville, TN 37072

Attachment A

R.M.B.

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of College Heights, of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 50 feet on the westerly margin of Nolensville Pike and extends back between parallel lines 160 feet to an alley.

Attachment "B"

There are three (3) commercial tenants occupying the premises under current lease agreements.
Following is the status of these rental agreements.

Ste. A: Rigobert Maliani, five year lease Beginning November 1, 2002 with annual increase in rent, current rent: $700.00 per month due on the 15th of each month, last rental payment was February's rent which was paid after February 15, so tenant owes rent for March plus a late fee for February in the amount of $70.00 plus an additional late fee for March in the amount of $70.00

Ste. B: vacant

Ste. C: Terra Horton, one year lease beginning February 1, 2003 with annual increase in rent, current rent: $650.00 per month due on the 1st of each month, last rental payment was for March, 2003, current rent due for April plus a $65.00 late fee

Ste. D: vacant

Ste. E: almost empty

Ste. F: Jessee Boyce, three year lease beginning September 15, 2002 with annual increase in rent, current rent: $350.00 per month due on the 15th of each month, tenant current on rent, next rental payment due April 15, 2003.

Ste. G: being emptied

R.M.B.

Subject to Parking Lot Lease assigned to Buyer effective April 11, 2003.