Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1351

Davidson County DEEDWARR
Recvd: 08/26/04 12:33 2pgs
Fees:13.00 Taxes:516.15
20040826-0103412

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold Baird, and wife, Linda Baird**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Alvin Galuten,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Unit 212 on the Plan of CONTINENTAL CONDOMINIUMS, as of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788 and Book 6435, Page 549 in the Office of the Register of Deeds in Davidson County, Tennessee.

Being the same property conveyed to Harold Baird and wife, Linda Baird by deed dated August 29, 1997 of record in Book 10616, Page 816, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 3415 West End Avenue #212, Nashville TN 37203.**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of August, 2004

H. L. Baird
Harold Baird

Linda Baird
Linda Baird

Harold Baird

State of Tennessee )
County of Davidson )

On this 19th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Harold Baird and Linda Baird, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,500.00.

Affiant

Sworn and subscribed before me on this the 19th day of August, 2004.

Notary Public

My Commission Expires: 7-30-05

NOTARY PUBLIC AT LARGE DAVIDSON CO.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Alvin Galuten | Owner | 104-6-A-12CO |
| 3415 West End Avenue #212 | | |
| Nashville, TN 37203 | | |