File #200410297



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00.

Fred L Sharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Baird and Rachel M. Guilbeau	NEW OWNER	Map: 104-1-361.00
(NAME)	(NAME)	Parcel:
411 St. Francis Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **FRED L. SHARP, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DAVID J. BAIRD AND WIFE, RACHEL M. GUILBEAU**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 22 and 23, on the Plan of West End Park Terrace, as shown by plat appearing of record in Plat Book 547, Page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a portion of the same property conveyed to Lori S. Gardner, unmarried by Warranty Deed dated August 31, 1998 of record in Book 11096, Page 305, and being a portion of the same property further conveyed to Fred L. Sharp, unmarried by Warranty Deed dated August 31, 2004 of record in Instrument No. 20040902-0106218, as re-recorded in Instrument No. 20040914-0110649, Register's Office for Davidson County, Tennessee.

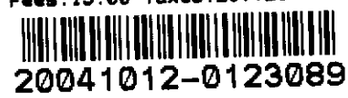
The above described property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 547, Page 36; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as Lots 22 & 23, St. Francis Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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.

Davidson County DEEDWARR
Recvd: 10/12/04 15:59 2pgs
Fees:13.00 Taxes:207.20



20041012-0123089

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 hand this 5th day of October, 2004.

Fred L. Sharp

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Fred L. Sharp who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of October, 2004.

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027