AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/06/05 07:40 2 pgs
Fees:13.00 Taxes:775.15

20050706-0077090

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John & Rebekah Baylor	New Owner	Map 142-13-0-C
8730 Sawyer Brown Rd		Parcel 079.00
Nashville, TN 37221		12316 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Albert W. Baird and wife, Elese S. Baird,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John Baylor and wife, Rebekah Baylor,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8730. Together with the carport designated No. 8730-C in River Plantation, Section Eleven, Phase 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1A, Condominium Apartments, of record in Book 9700, page 694, Register's Office for Davidson County, Tennessee and described in Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11029, page 592, Register's office for Davidson County, Tennessee and Plat book 9700, page 482, to which reference is hereby made.

Being the same property conveyed to Albert W. Baird and wife, Elese S. Baird from Lawrence K. Norman and Kian Bee Kung Norman, Trustees of te Norman Joint Revocable Living Trust Agreement U/A/D June 7, 2001, as of record in Instrument No. 20020531-0066286, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Master Deed & By-Laws of record in Book 10628, page 661 and Book 11029, page 529, said Register's Office.
3. Restrictions for River Plantation Section 8-11 Umbrella Association recorded in Book 7389, page 924, Register's Office.
4. Plan of Record in Book 9700, page 694, said Register's Office, shows an owner's certificate.

This is improved property commonly known as 8730 Sawyer Brown Rd, Nashville, TN 37221

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 209,500.00.

Nicholas Greco
Affiant

Subscribed and sworn to before me this 30th day of June, 2005.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2005.

Albert W Baird
Albert W. Baird

Elese S. Baird
Elese S. Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, 2005, before me personally appeared Albert W. Baird and Elese S. Baird to me known **to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.**

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE