Davidson County DEEDQC
Recvd: 01/13/06 13:55 2 pgs
Fees:12.00 Taxes:0.00
20060113-0005547

This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney,
Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of December 2005.

NOTARY PUBLIC
My Commission

CYNTHIA W. SHARP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Expires: 2/25/07

QUITCLAIM DEED

ADDRESS OF NEW OWNER: NO.	**SEND TAX BILLS TO:**	**MAP & PARCEL**
William F. Baird 814 Foster Hill Nashville, Tennessee	same	Map 117-13-B Parcel 45 FB 7DA91397

FOR AND IN CONSIDERATION of an Order entered in the Eighth Circuit Court for Davidson County, Tennessee, **Elizabeth G. Baird,** by these presents do hereby quitclaim and convey unto **William F. Baird ,** to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 814 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, pages 683 and in book 6800, page 164 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William F. Baird and Wife, Elizabeth G. Baird by deed from Harry W. Moodie wife, Ann S. Moodie of record in book 7012, page 819, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees, (2) Covenants, Conditions and Restrictions of record in book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254; (3) Dedication of common area of record in Book 7175, page 761; (4) Charter of record in Book 6548, page 213; (5) Easement of record in book 1286, page 690, Book 1037, page 572, Book 6928, page 934; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 419-421, amended in Book 6771, page 683, and book 6900, page 154, said Register's Office.

THIS is improved property known as 814 Foster Hill, Nashville, Tennessee 37215

WITNESS my hand this 23 day of December, 2005

Elizabeth G. Baird

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~RUTHERFORD~~ DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth G. Baird, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SunTrust Bank, ~~Tennessee,~~ Georgia this 23 day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 2/2/08

NOTARY PUBLIC * RALPH E. WILLIAMS JR. * DEKALB CO. GEORGIA MY COMMISSION EXPIRES FEB. 2 2008