3 1B
R. JACKSON

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

Davidson County DEEDQC
Recvd: 01/19/06 11:57 3 pgs
Fees:17.00 Taxes:0.00
20060119-0007259

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 Expires: 2/25/07

CYNTHIA D. SHARP NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER: NO.	**SEND TAX BILLS TO:**	**MAP & PARCEL**
William F. Baird 813 Foster Hill Nashville, Tennessee	same	Map 117-13-B Parcel 171

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:

Being a certain residential building Site identified as Lot No. 813, on the Plat of Abbottsford-Phase II, of record in Instrument No. 2001-5020044874, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William F. Baird and Wife, Elizabeth G. Baird by deed from Landstar Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20010510-0048839, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Real property taxes for 2001, and subsequent years, a lien but no yet due and payable, (2) Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, RODC as amended by instrument of record in Book 6530, page 242, RODC, (3) Water line easements of record in Book 1286, page 690, RODC, and of record in Book 1037, page 572, RODC, (4) The Plat of Phase II of Abbottsford, a planned unit development, of record in Instrument No. 2001-5020044874, RODC, (5) a Subdivision Plat of the Frank R. Leu Property of record in book 6250, page 418, RODC, (6) Storm Water Detention Agreement of record in Book 6555, page 328, RODC, (7) Restrictive Covenants for Abbottsford of record in Book 6537, page 303, RODC, as amended by instrument of record in book 6576, page 509, and as further amended in Book 6578, page 302, RODC, (8) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc. of record in book 8106, page 1, RODC, as amended by instrument of record in Book 8627, page 254, RODC and by instruments of record in book 9381, PAGE 876, Book 10458, page 810 and Instrument No. 2001 03300030930, RODC, (9) Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restriction for Abbottsford of record in Instrument No. 20010502-0045152, RODC.

And Grantor does hereby covenant with Grantees that Grantor is lawfully seized in fee of the afore described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for thise matters set forth above, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all person whomsoever.

THIS is unimproved property known as 813 Foster Hill, Nashville, Tennessee 37215

WITNESS my hand this 23 day of December, 2005.

Elizabeth G. Baird

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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, this 23 day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 2/2/08

