THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Richard N. Baird	Owner	162-6-142
3019 Nolensville Road		
Nashville, TN 37211-2354		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $81,500.00.

Richard N. Baird
Affiant

Subscribed and sworn to before me this 2nd day of March, 2006.

R. Francene Kavin
Notary Public

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

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FOR AND IN CONSIDERATION of Eighty One Thousand Five Hundred & No/100 Dollars ($81,500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert Paul Baird, Sr.; Mai Carole Blankenship; Eddie Lloyd Baird, Jr.; Larry Nelson Baird; Sara Elizabeth Baird; Martha Jane Lester; Rhonda Baird Nichols; Susan Baird; Linda Baird Benson; Lawrence Dale Baird, Jr.; and Michelle Baird** ("Grantors") by these presents do hereby transfer, sell and convey to **Richard N. Baird**, ("Grantee"), his heirs and assigns, all Grantors' right, title and interest in and to certain property located in Davidson, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 90 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, page 52, Register's Office, Davidson County, Tennessee.

Said Lot No. 90 fronts 35.00 feet to a steel pin, thence 35.68 feet on the southerly margin of Joann Court, and runs back 147.36 feet on the west sideline, and 146.78 feet on the east sideline, and measures 75.87 feet across the rear lot line.

Being the same property conveyed to Eddie L. Baird et ux Sara E. Baird by Deed from Gardner Construction Co., Inc., of record in Book 4615, page 651, said Register's Office. The said Eddie L. Baird, having since died in November 1977 and the said Sara E. Baird having died on December 11, 2004, her estate filed in the Probate Court of Davidson County, Tennessee as 05P-1658, wherein title to this real property was vested in her heirs, the grantors herein at her death.

Davidson County DEEDWARR
Recvd: 03/10/06 08:48 3 pgs
Fees:18.00 Taxes:301.55
20060310-0027870

This conveyance is subject to all restrictions of record and all matters shown on the plan of record as and real property taxes for 2006.

This is improved property known as 217 Joann Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with the Grantees that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 2nd day of March, 2006.

Robert P. Baird Sr.

GRANTORS:

Robert P. Baird Sr.

Eddie Lloyd Baird, Jr.
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

Larry Nelson Baird
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

Sara Elizabeth Baird
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

R.P. Baird Sr.

Robert P. Baird, Sr., individually and as Co-Administrator Estate of Sara E. Baird

Mai Carole Blankenship, Individually and as Co-Admin. Estate of Sara E. Baird

Martha Jane Lester
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

Rhonda Baird Nichols
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

Susan Baird
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

Linda Baird Benson
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

Lawrence Dale Baird, Jr.
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

Michelle Baird
by Robert P. Baird, Sr., and
Mai Carole Blankenship, Attorneys-in-Fact

Robert P. Baird Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert P. Baird, Sr.,** with whom I am personally acquainted, and who acknowledged, that he personally executed this document for the purposes therein contained and further, as the Attorney in Fact for **Eddie Lloyd Baird, Jr.; Larry Nelson Baird; Sara Elizabeth Baird; Martha Jane Lester; Rhonda Baird Nichols; Susan Baird; Linda Baird Benson; Lawrence Dale Baird, Jr.; and Michelle Baird** and is authorized to execute this instrument on his and their behalf for the purposes therein contained.

Witness my hand and official seal this 2d day of March, 2006.

Notary Public

My Commission Expires: Nov 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mai Carole Blankenship,** with whom I am personally acquainted, and who acknowledged, that she personally executed this document for the purposes therein contained and further, as the Attorney in Fact for **Eddie Lloyd Baird, Jr.; Larry Nelson Baird; Sara Elizabeth Baird; Martha Jane Lester; Rhonda Baird Nichols; Susan Baird; Linda Baird Benson; Lawrence Dale Baird, Jr.; and Michelle Baird** and is authorized to execute this instrument on her and their behalf for the purposes therein contained.

Witness my hand and official seal this 2d day of March, 2006.

Notary Public

My Commission Expires: Nov 19, 2008