This Instrument Prepared By:
JAMES H. KINNARD,
ATTORNEY AT LAW, P.C.
102 W. Main St.
Lebanon, TN 37087

Send Tax Bills to New Owners:
Walter P. Baird, et ux
Katherine J. Baird
120 Hillsboro Place
Nashville, TN 37215

MAP-PARCEL NUMBERS: 117-3-C-120

Davidson County DEEDWARR
Recvd: 04/26/06 10:06 2 pgs
Fees:13.00 Taxes:462.50
20060426-0047585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND DOLLARS cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the balance of $125,000 by promissory note of even date, I, ED B. BAIRD have this day bargained and sold and by these presents do hereby transfer and convey unto Walter P. Baird and Katherine J. Baird, as tenants by the entirety, their heirs and assigns, all of my estate, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, more particularly described as follows, to-wit:

TAX MAP–PARCEL NUMBERS: 117-3-C-120

BEING a condominium apartment in Davidson County, Tennessee, being Unit No. 120 of Hillsboro Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, Page 725 and amended in Book 5200, Page 757-758, Register's Office for said County, to which reference is hereby made for more complete details and description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

This is improved property known as 120 Hillsboro Place, Nashville, Tennessee 37215.

Deed Reference: BEING the same property conveyed unto Ed B. Baird by Deed of record in Deed Book 10216, Page 54, Register's Office for Davidson County, Tennessee.
The property herein conveyed is subject to the restrictions, easements, lines and other matters set forth in the Master Deed and By-Laws of record in Book 6244, Page 394 and Book 6285, Page 209, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record, which are recorded in Deed Book W-7, Page 489, in said Register's Office.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Walter P. Baird and Katherine J. Baird, as tenants by the entirety, their heirs and assigns in fee simple forever.

Sara H. Baird joins in this conveyance to convey her marital interest.

POSSESSION to be given with delivery of deed.

Taxes for the year 2006 will be prorated.

WITNESS MY SIGNATURE hereto this 1st day of April, 2006.

ED B. BAIRD
GRANTOR

SARA H. BAIRD
GRANTOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, ED B. BAIRD and SARA H. BAIRD, the bargainors, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this 1st day of April, 2006.

My Commission Expires:
FEB 3, 2010

NOTARY PUBLIC

SISTI H. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY WILSON

The actual consideration for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 1 day of April, 2006.

AFFIANT

My commission expires:
FEB. 3, 2010

NOTARY PUBLIC

SISTI H. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY