PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/15/06 15:43 2 pgs
Fees:13.00 Taxes:958.30
20060815-0100572

W & I Ref:(_____) Title No: 46965
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Karen Orr Montgomery 3419 Golf Club Lane Franklin, Tennessee 37215	Karen Orr Montgomery 3419 Golf Club Ln ~~Franklin~~ Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 117070F02900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James David Baird, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Orr Montgomery** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit N o. 29 of Brighton Court, Phase Two a horizontal Property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 6912, page 158 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James David Baird, an unmarried person by deed from Edith Allen Sledge, an unmarried person of record in Book 8562, page 559 Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B: to the Master Deed in Book 6912, Page 158, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6629, page 532, supplemented in Book 6912, page 158, amended in Book 6912 page 163, Book 10364, page 141, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3419 Golf Club Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of April, 2006.

James David Baird

State of TENNESSEE
County of DAVIDSON

On this 3rd day of April, 2006 , before me the undersigned authority, personally appeared James David Baird , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $259,000.00

Affiant

Sworn and subscribed before me this the 3rd day of April, 2006

Notary Public

My Commission Expires: 12-27-06

DAVIDSON NOTARY PUBLIC AT LARGE OVERTON CO. TENN.