This instrument was prepared by:

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006080036

Davidson County DEEDWARR
Recvd: 08/31/06 10:16 3 pgs
Fees:18.00 Taxes:1794.50
20060831-0107592

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300 BOX 10-A
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$485,000.00.**

Sworn to and subscribed before me this 30th day of August, 2006.

Miriam S Baird
Affiant

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider
Notary Public

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Christopher A. Baird 827 Evansdale Drive Nashville, TN 37220	SunTrust Mortgage, Inc. 201 Fourth Avenue North 7th Floor Nashville, TN 37219	14610004200

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **W. Stephen Hinton and Janet Hinton Ohlinger, Co-Trustees of the Hazel Carmichael Hinton Revocable Trust With Marital Deduction dated October 26, 1989 and William A. Hinton, Unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher A. Baird, and wife, Miriam S. Baird,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 22 on the Plan of FOREST PARK, as of record in Book 2900, Page 122 and as revised in Book 3500, Page 31, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 133 feet on the southerly side of Evansdale Drive and runs back 330 feet on the easterly line and 360 feet on the westerly line to a dead line in the rear on which it measures 134.7 feet.

Being the same property conveyed to William A. Hinton and wife, Hazel C. Hinton by Deed from Marion W. Swint and wife, Eugenia H. Swint, as of record in Book 3402, Page 192 filed June 26, 1962, said Register's Office for said County and the identical property in and to which was conveyed to William A. Hinton and Hazel C. Hinton, as tenants in common, by Quitclaim Deed from William Thomas McHugh, Trustee, of record in Book 7947, Page 107, said Register's Office. Subsequently, William A. Hinton, Executor of the Estate of Hazel Carmichael Hinton (pursuant to the terms and conditions of her Last Will and Testament as admitted to probate in the Probate Court for Davidson County on March 9, 1995) quitclaimed and conveyed unto W. Stephen Hinton and Janet Hinton Ohlinger, Co-Trustees of the Hazel Carmichael Hinton Revocable Trust With Marital Deduction, (hereinafter referred to as "Grantees") all right, title and interest of the late Hazel Carmichael Hinton by Quitclaim Deed in Book 9786, Page 384 filed September 6, 1995, RODC, TN.

This conveyance is made subject to: Plan of record in Book 2900, Page 122, and Book 3500, Page 51, in the Register's Office for Davidson County, Tennessee; Sewer Easement of record in Book 7688, Page 157, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **827 Evansdale Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of August, 2006.

W. Stephen Hinton, Co-Trustee

Janet Hinton Ohlinger, Co-Trustee

William A. Hinton

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **W. Stephen Hinton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and acknowledges that he is the Co-Trustee of the Hazel Carmichael Hinton Revocable Trust With Marital Deduction dated October 26, 1989, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand, at office, this 29 day of August, 2006.

Notary Public

MEMORIE NOLAN
MY COMMISSION # DD 540618
EXPIRES: July 6, 2010
Bonded Thru Notary Public Underwriters

My Commission Expires:

STATE OF TENNESEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Janet Hinton Ohlinger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and acknowledges that she is the Co-Trustee of the Hazel Carmichael Hinton Revocable Trust With Marital Deduction dated October 26, 1989, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand, at office, this 30th day of August, 2006.

Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09

STATE OF TENNESEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **William A. Hinton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2006.

Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09