Davidson County DEEDWARR
Recvd: 01/24/07 13:55 2 pgs
Fees:13.00 Taxes:120.25

20070124-0009921

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	119-13-48
3019 Nolensville Road		
Nashville, TN 37211-2354		

****

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 $32,500.00.

Richard N. Baird
Affiant

Subscribed and sworn to before me this 19th day of January, 2007.

Notary Public

My Commission Expires: 11/19/2008

****

FOR AND IN CONSIDERATION of Thirty Two Thousand Five Hundred & No/100 Dollars ($32,500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Coleman R. Perry** ("Grantor") by these presents does 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 County, State of Tennessee, more particularly described as follows, to-wit:

> Lot No. 86 on the Plan of H.G. McNabb's Subdivision of the Morton Lands, as of record in Book 1130, page 64, Register's Office for said County. Said Lot No. 86 fronts 65 feet on the Westerly side of Louise Drive and extends back 200.62 feet on the northly line and 199.51 feet on the southerly line to a dead line, measuring 65 feet thereon.
>
> Being the same property conveyed to Coleman R. Perry by Warranty Deed from Avalyn C. Perry, a widow, of record in Book 6579, page 372, said Register's Office.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record as and real property taxes for 2007.

This is improved property known as 2931 Louise Drive, Nashville, Tennessee 37211.

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

AND Grantor does hereby covenant with the Grantee that he is 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 Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The wife of Coleman R. Perry, Lacey E. Perry, joins in this conveyance to convey any marital right, title or interest she may have in this property.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19th day of January, 2007.

GRANTORS:

Coleman R. Perry

Coleman R. Perry

Lacey E. Perry

Lacey E. Perry

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 **Coleman R. Perry,** with whom I am personally acquainted, and who acknowledged, that he personally executed this document for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2007.

Notary Public

My Commission Expires: 11/19/2008

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 **Lacey E. Perry,** with whom I am personally acquainted, and who acknowledged, that she personally executed this document for the purposes therein contained.

Witness my hand and official seal this 22 day of January, 2007.

Mary Ellen Lacy

Notary Public

My Commission Expires: 09/25/2010

MARY ELLEN LACY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 25, 2010