Return To: Lehman

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26621-05-2007** **Record & Return To:** **Lehman Land Title, Inc.** **Six Cadillac Drive, Suite 190** **Brentwood, TN 37027**	The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2007. Notary Public My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fred Thomas True, T. Dianne True 309 Davidson Road Nashville, TN 37205	NEW OWNER	Map and Parcel No. 116050001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen C. Baird and wife, Heather C. Baird,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred Thomas True and T. Dianne True, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 309 Davidson Road, Nashville, TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2007.

Stephen C. Baird

Heather C. Baird

Davidson County DEEDWARR
Recvd: 06/01/07 16:03 2 pgs
Fees:13.00 Taxes:2516.00
20070601-0065500

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen C. Baird and Heather C. Baird**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2007.

GERALD B. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Meade Village Tract Section B as of record in Plat Book 1835, page 75, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen C. Baird and wife, Heather C. Baird by deed dated April 8, 2005 from Virginia Wayne Ragsdale as devisee under the will of Esther Lene Hartley, deceased of record in Instrument No. 20050413-0041399, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 75, Register's Office for Davidson County, Tennessee.