BILL GARRETT, Davidson County
Trans:T20090071766 DEEDWARR
Recvd: 10/21/09 16:03 3 pgs
Fees:18.00 Taxes:2072.00
20091021-0097488

This Instrument Prepared By:
D. Matthew Foster
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
Cheryl D. Baird 4013 Prestwick Court Nashville, Tennessee 37205	Same	092 16 03 2300

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **NELL FROSH HAGGARD**, the Grantor herein, has bargained and by these presents does transfer and convey unto **CHERYL D. BAIRD**, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 in O.B. Hayes's Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville, Tennessee.

Said Lot No. 146 fronts 50' on the west side of Eighteenth Avenue, South, formerly Lamar Street or Shields Avenue and runs back between parallel lines 150' to any alley.

Being the same property conveyed to Nell Frosh Haggard, by deed dated November 20, 1986, of record in Book 7047, page 23, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 1800-1810 Chet Atkins Place, Nashville, Tennessee.

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, her heirs and assigns, forever. Grantor does covenant with the said Grantee that she 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 herein set forth on **Exhibit A**. Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 21st day of October, 2009.

Nell Frosh Haggard
NELL FROSH HAGGARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said county, NELL FROSH HAGGARD, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 21st day of October, 2009.

D. MATTHEW FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 04, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $560,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Cheryl D. Baird
Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 21st day of October, 2009

D. MATTHEW FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:

My Commission Expires MAR. 04, 2013

422207-1

EXHIBIT A

1. Taxes and assessments for the year 2010, and subsequent years, not yet due and payable.

2. All matters as shown on the plat of record in Plan Book 1, Page 81, in Chancery Court in Nashville, Tennessee.

3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts that a correct survey would show.

4. Easements, or claims of easements, not shown by public records.

5. Rights of tenants in possession under unrecorded leases.